

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Woodmont/Redondo / 52

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: **690**

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

| | Land | Imps | Total | Sale Price | Ratio | COV* |
|-------------------|-----------|-----------|-----------|------------|-------|--------|
| 2005 Value | \$106,500 | \$205,900 | \$312,400 | \$346,900 | 90.1% | 16.22% |
| 2006 Value | \$114,400 | \$223,100 | \$337,500 | \$346,900 | 97.3% | 15.52% |
| Change | +\$7,900 | +\$17,200 | +\$25,100 | | +7.2% | -0.70% |
| % Change | +7.4% | +8.4% | +8.0% | | +8.0% | -4.32% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of **-0.70%** and **-4.32%** represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

| | Land | Imps | Total |
|-----------------------|-----------|-----------|-----------|
| 2005 Value | \$121,700 | \$216,600 | \$338,300 |
| 2006 Value | \$122,100 | \$244,600 | \$366,700 |
| Percent Change | +0.3% | +12.9% | +8.4% |

Number of one to three unit residences in the Population: **4530**

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 9 that do not have water frontage are at a lower assessment and would require a higher adjustment level than the overall. The improvements that are grade 7 or less and not located in the plat Bluffs at Redondo or in sub area 9 are at a lower assessment and would also require a higher adjustment than the overall. However, improvements that are located in the plat Bluffs at Redondo were at a higher assessment level and require a lower adjustment than the overall alone.

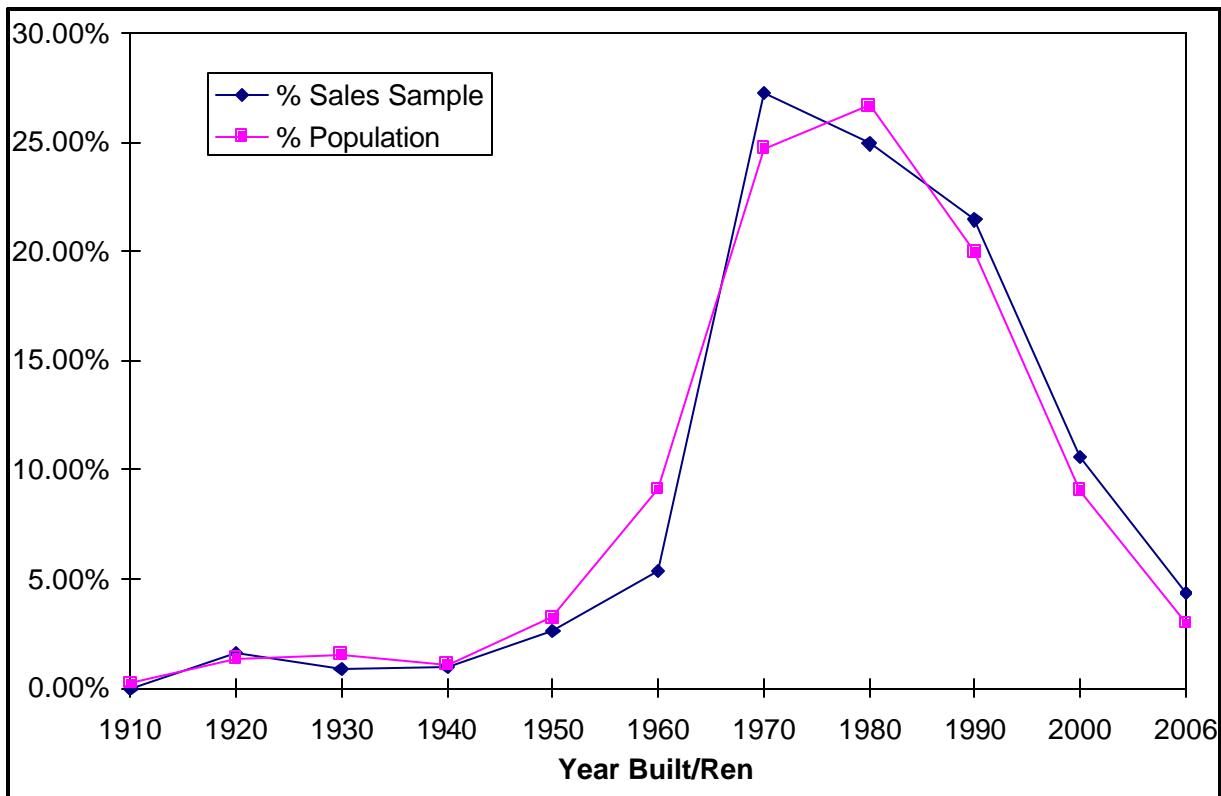
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 0 | 0.00% |
| 1920 | 11 | 1.59% |
| 1930 | 6 | 0.87% |
| 1940 | 7 | 1.01% |
| 1950 | 18 | 2.61% |
| 1960 | 37 | 5.36% |
| 1970 | 188 | 27.25% |
| 1980 | 172 | 24.93% |
| 1990 | 148 | 21.45% |
| 2000 | 73 | 10.58% |
| 2006 | 30 | 4.35% |
| | 690 | |

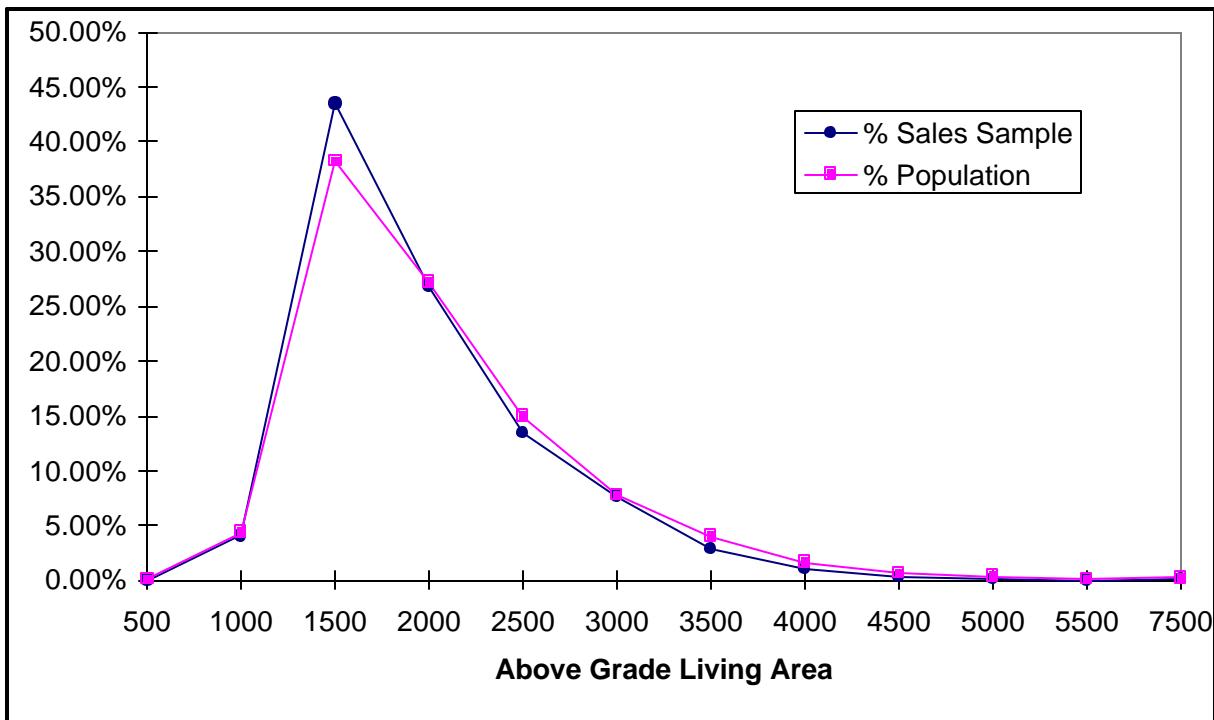
| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 11 | 0.24% |
| 1920 | 62 | 1.37% |
| 1930 | 70 | 1.55% |
| 1940 | 49 | 1.08% |
| 1950 | 146 | 3.22% |
| 1960 | 412 | 9.09% |
| 1970 | 1120 | 24.72% |
| 1980 | 1208 | 26.67% |
| 1990 | 906 | 20.00% |
| 2000 | 411 | 9.07% |
| 2006 | 135 | 2.98% |
| | 4530 | |



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

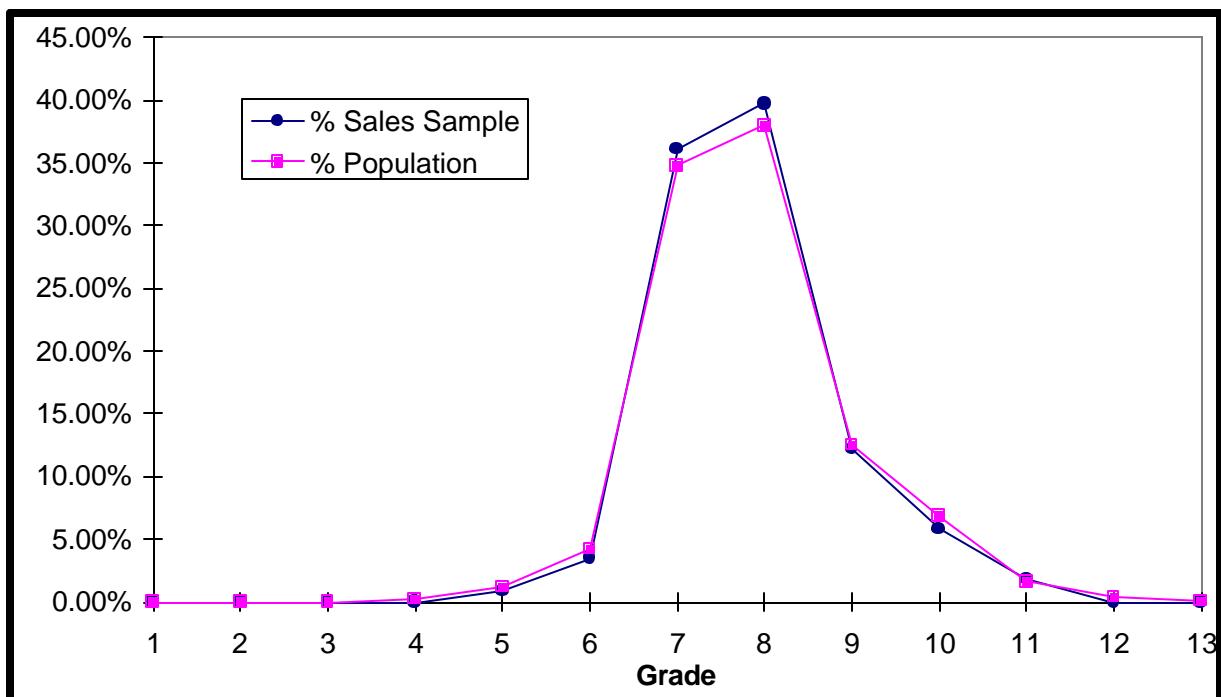
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA | Frequency | % Sales Sample | AGLA | Frequency | % Population |
| 500 | 0 | 0.00% | 500 | 6 | 0.13% |
| 1000 | 28 | 4.06% | 1000 | 200 | 4.42% |
| 1500 | 300 | 43.48% | 1500 | 1734 | 38.28% |
| 2000 | 185 | 26.81% | 2000 | 1231 | 27.17% |
| 2500 | 93 | 13.48% | 2500 | 678 | 14.97% |
| 3000 | 53 | 7.68% | 3000 | 354 | 7.81% |
| 3500 | 20 | 2.90% | 3500 | 183 | 4.04% |
| 4000 | 7 | 1.01% | 4000 | 76 | 1.68% |
| 4500 | 2 | 0.29% | 4500 | 32 | 0.71% |
| 5000 | 1 | 0.14% | 5000 | 17 | 0.38% |
| 5500 | 0 | 0.00% | 5500 | 8 | 0.18% |
| 7500 | 1 | 0.14% | 7500+ | 11 | 0.24% |
| | 690 | | | 4530 | |



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

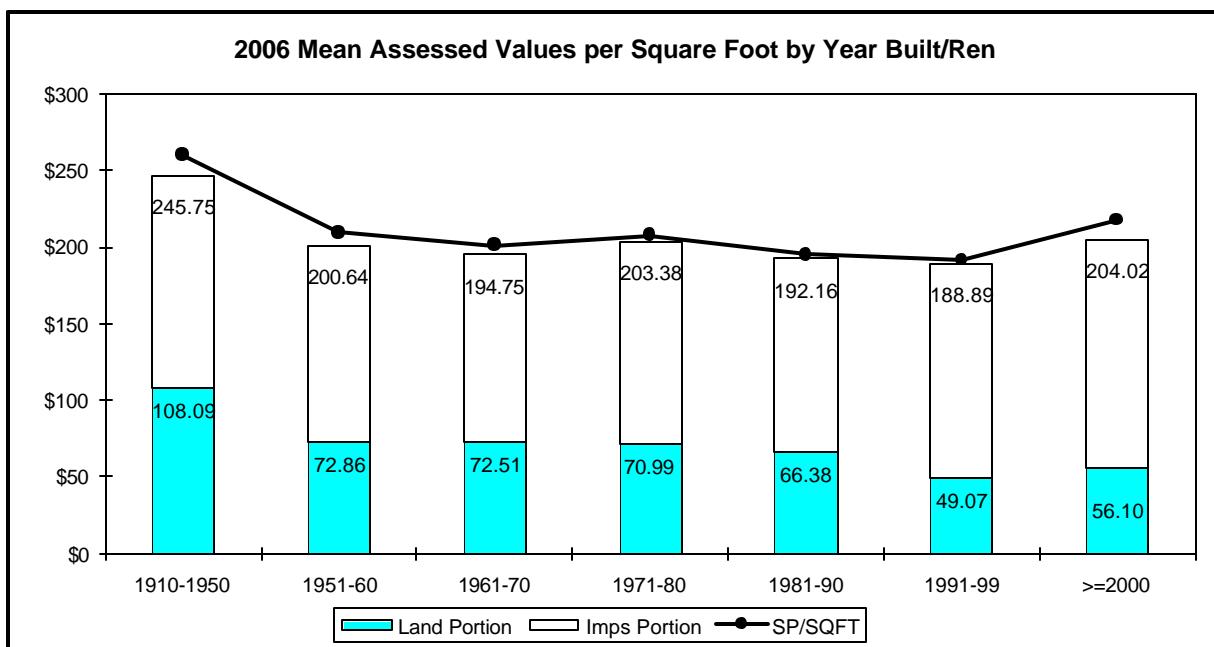
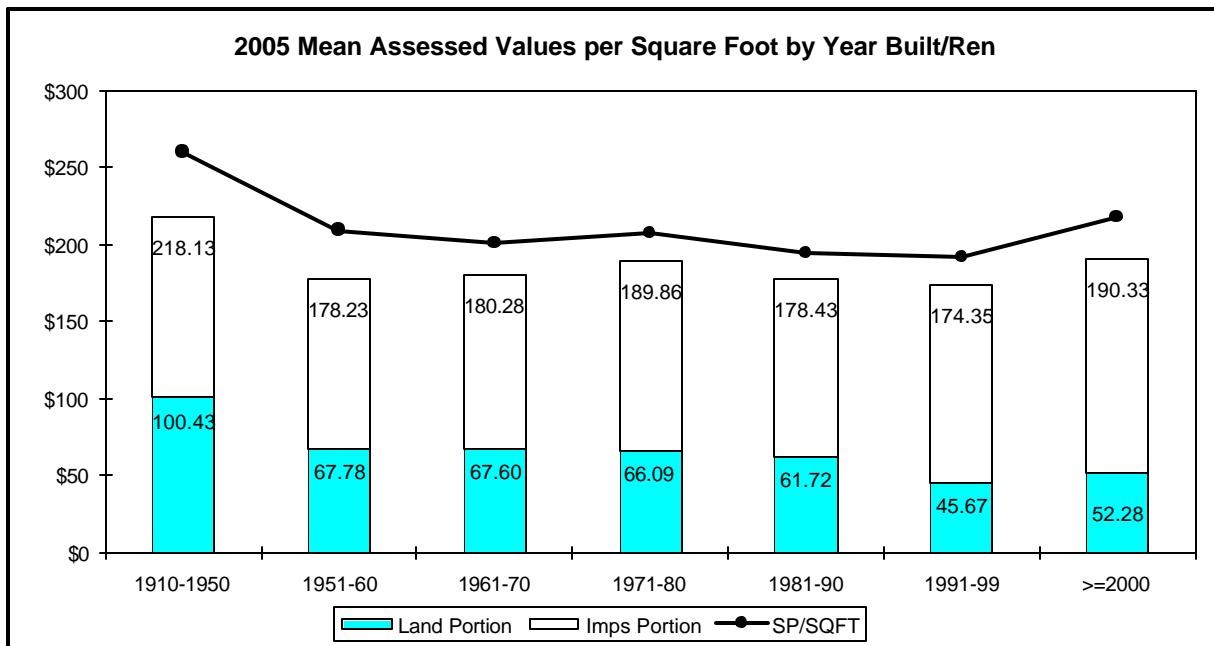
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 0 | 0.00% |
| 2 | 0 | 0.00% | 2 | 0 | 0.00% |
| 3 | 0 | 0.00% | 3 | 0 | 0.00% |
| 4 | 0 | 0.00% | 4 | 12 | 0.26% |
| 5 | 6 | 0.87% | 5 | 55 | 1.21% |
| 6 | 24 | 3.48% | 6 | 191 | 4.22% |
| 7 | 249 | 36.09% | 7 | 1577 | 34.81% |
| 8 | 274 | 39.71% | 8 | 1721 | 37.99% |
| 9 | 84 | 12.17% | 9 | 568 | 12.54% |
| 10 | 40 | 5.80% | 10 | 310 | 6.84% |
| 11 | 13 | 1.88% | 11 | 74 | 1.63% |
| 12 | 0 | 0.00% | 12 | 18 | 0.40% |
| 13 | 0 | 0.00% | 13 | 4 | 0.09% |
| | 690 | | | 4530 | |



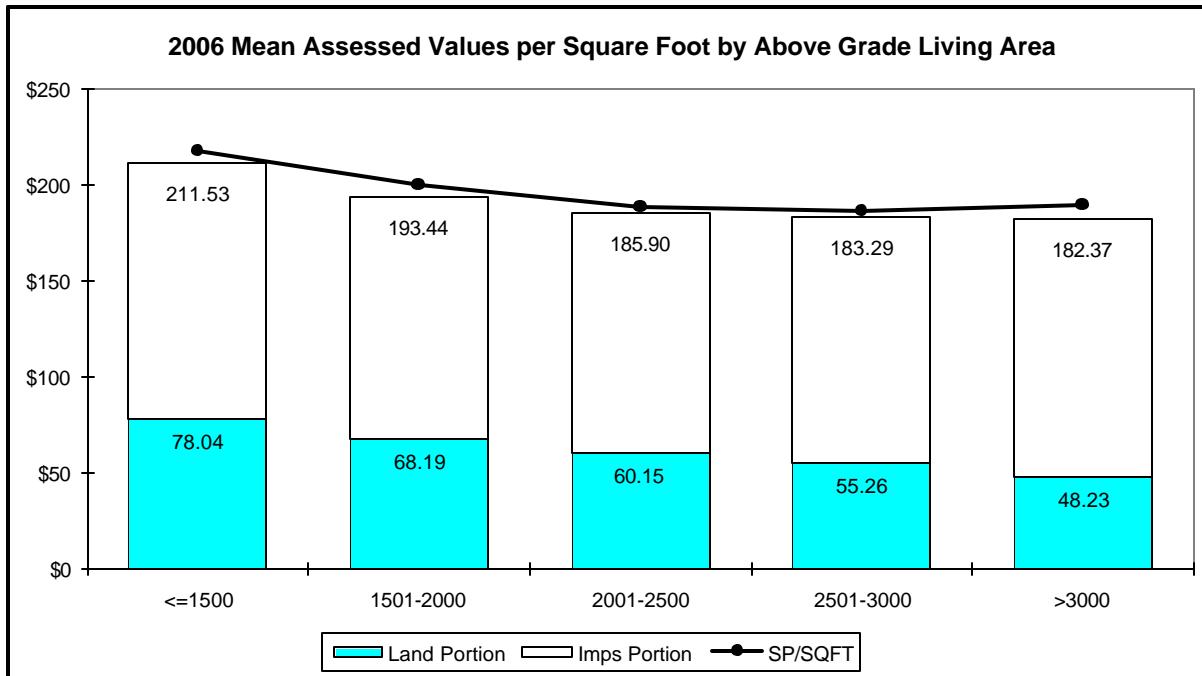
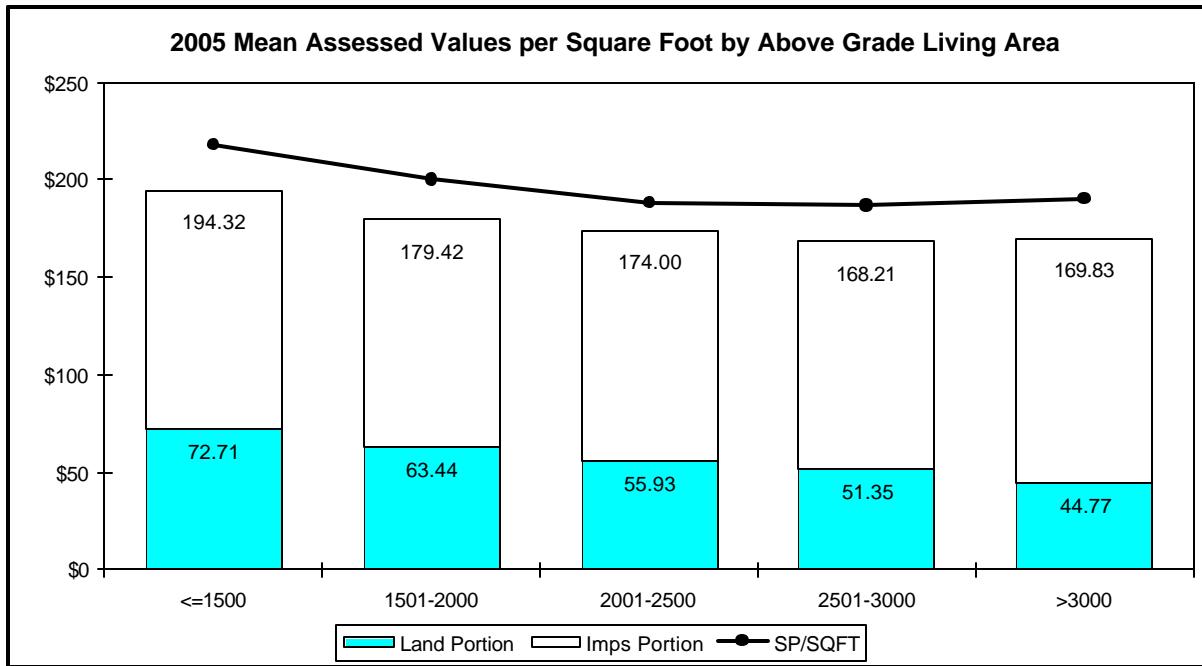
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



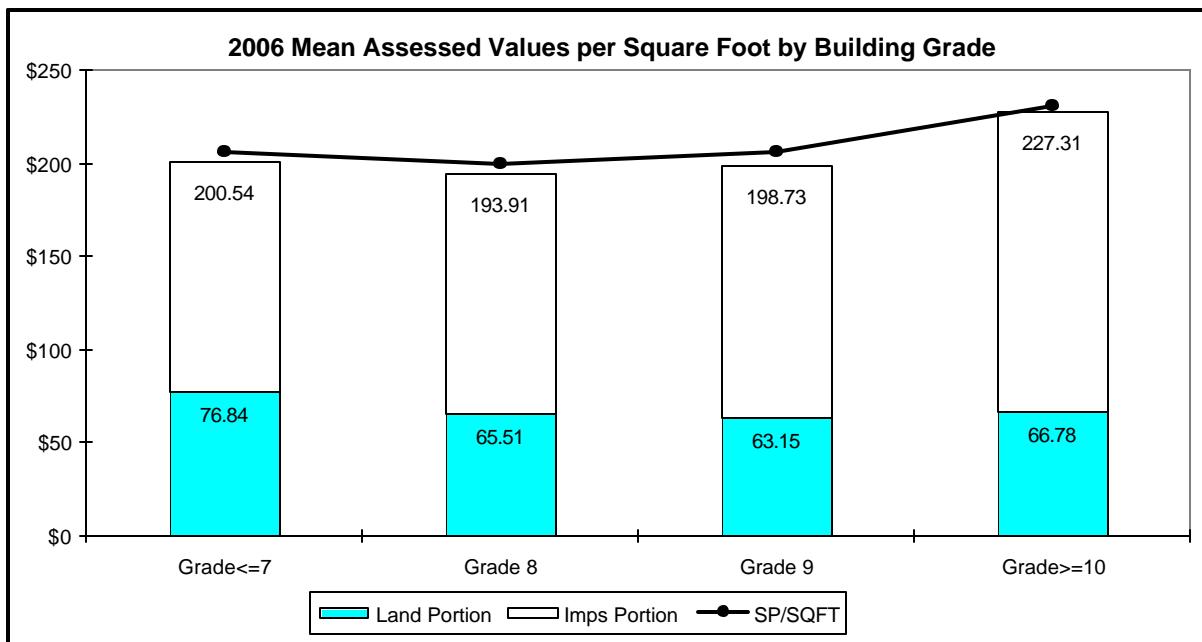
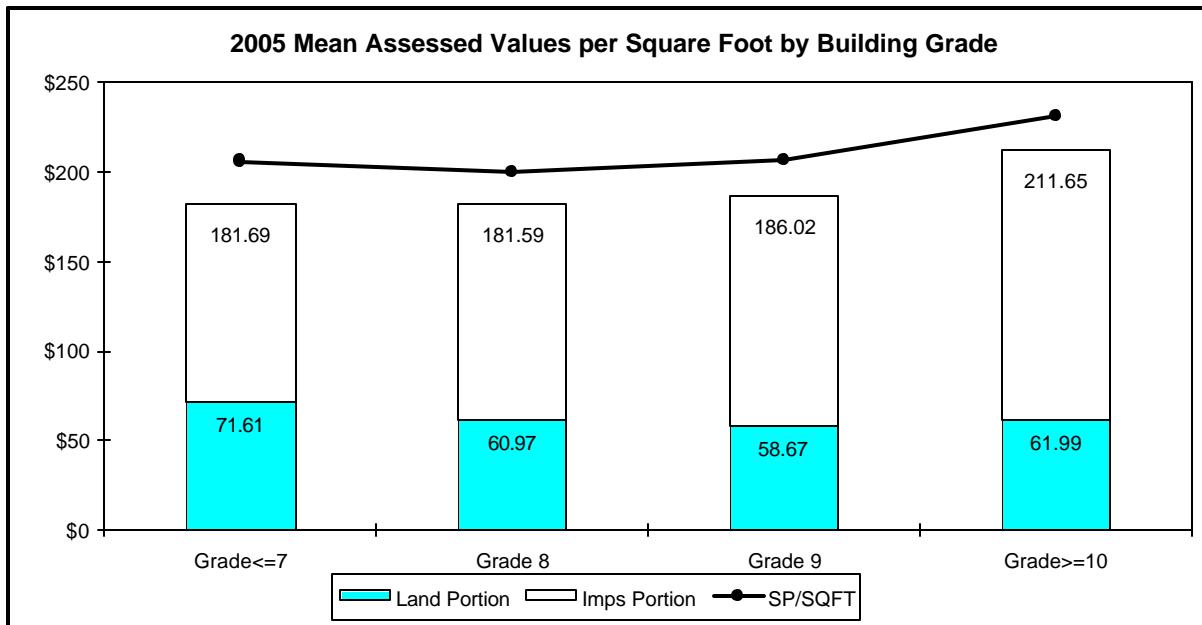
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **55** usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **1.03%** increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.08, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **690** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 9 with no water frontage and improvements that are grade 7 or less but not located in sub plat 9 or in the plat Bluffs at Redondo were at a lower assessment. Improvements located in the plat Bluffs at Redondo were at a higher assessment. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .948829 - .1717599 * \text{Sub9} <> \text{Wtft} + .107194 * \text{PlatBluffsRedondo} - .0359156 * \text{Grade} = <7> \text{BluffsRedondo} <> \text{Sub9}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.084)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.084, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 52 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.39%

| | |
|---|------------|
| Sub 9 No Waterfront | Yes |
| % Adjustment | 23.30% |
| Plat Bluffs at Redondo | Yes |
| % Adjustment | -10.70% |
| Grade <=7 Not Plat Bluffs at Redondo or Sub 9 | Yes |
| % Adjustment | 4.15% |

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel located in sub 9 that does not have water frontage would *approximately* receive a 28.69% upward adjustment (5.39% + 23.30%). There are 373 parcels in the population that would receive this adjustment. There are 48 sales.

Improvements located in the plat Bluffs at Redondo would *approximately* receive a 5.31% downward adjustment (5.39%-10.70%). There are 28 parcels in the population that would receive this adjustment. There are 9 sales.

Improvements that are grade 7 or less but not located in the plat Bluffs at Redondo and not located in sub area 9 would *approximately* receive a 9.54% upward adjustment (5.39%+4.15%). There are 1535 parcels in the population that would receive this adjustment. There are 238 sales.

There are no double adjustments.

This model corrects for these strata differences.

Area 52 Summary of Neighborhood Plat Variables

| Plat Number | Plat Name | # Sales | # Pop | % of Pop | QSTR | Sub | Range of Building Grades | Range of Year Built | Nearest Major Roadway |
|-------------|-------------------|---------|-------|----------|------------|-----|--------------------------|---------------------|--|
| 087390 | Bluffs at Redondo | 9 | 28 | 32.1% | NE-32-22-4 | 11 | 7 | 2001 thru 2002 | 13 th Ave S. & S. 279 th St. |

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .973.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <=7 | 279 | 0.885 | 0.975 | 10.2% | 0.958 | 0.992 |
| 8 | 274 | 0.907 | 0.970 | 7.0% | 0.951 | 0.989 |
| 9 | 84 | 0.904 | 0.967 | 7.0% | 0.928 | 1.007 |
| >=10 | 53 | 0.914 | 0.983 | 7.5% | 0.941 | 1.024 |
| Year Built or Year Renovated | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1910-1950 | 42 | 0.843 | 0.939 | 11.5% | 0.879 | 0.999 |
| 1951-1960 | 37 | 0.869 | 0.973 | 11.9% | 0.925 | 1.021 |
| 1961-1970 | 188 | 0.904 | 0.973 | 7.7% | 0.952 | 0.995 |
| 1971-1980 | 172 | 0.920 | 0.984 | 7.0% | 0.959 | 1.009 |
| 1981-1990 | 148 | 0.919 | 0.988 | 7.6% | 0.965 | 1.012 |
| 1991-1999 | 64 | 0.906 | 0.976 | 7.8% | 0.938 | 1.013 |
| >=2000 | 39 | 0.837 | 0.916 | 9.5% | 0.870 | 0.962 |
| Condition | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <=Average | 536 | 0.896 | 0.969 | 8.2% | 0.956 | 0.982 |
| >=Good | 154 | 0.917 | 0.987 | 7.5% | 0.960 | 1.013 |
| Stories | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1 | 468 | 0.902 | 0.974 | 7.9% | 0.960 | 0.987 |
| 1.5 | 28 | 0.893 | 0.988 | 10.7% | 0.916 | 1.060 |
| 2 | 194 | 0.898 | 0.970 | 8.0% | 0.948 | 0.993 |
| Above Grade Living Area | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <=1500 | 328 | 0.893 | 0.971 | 8.7% | 0.955 | 0.986 |
| 1501-2000 | 185 | 0.896 | 0.966 | 7.8% | 0.942 | 0.989 |
| 2001-2500 | 93 | 0.926 | 0.989 | 6.8% | 0.955 | 1.022 |
| 2501-3000 | 53 | 0.901 | 0.982 | 9.0% | 0.931 | 1.033 |
| >3000 | 31 | 0.896 | 0.963 | 7.5% | 0.908 | 1.019 |
| View Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N | 440 | 0.919 | 0.985 | 7.1% | 0.971 | 0.998 |
| Y | 250 | 0.883 | 0.962 | 9.0% | 0.940 | 0.984 |

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .973.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

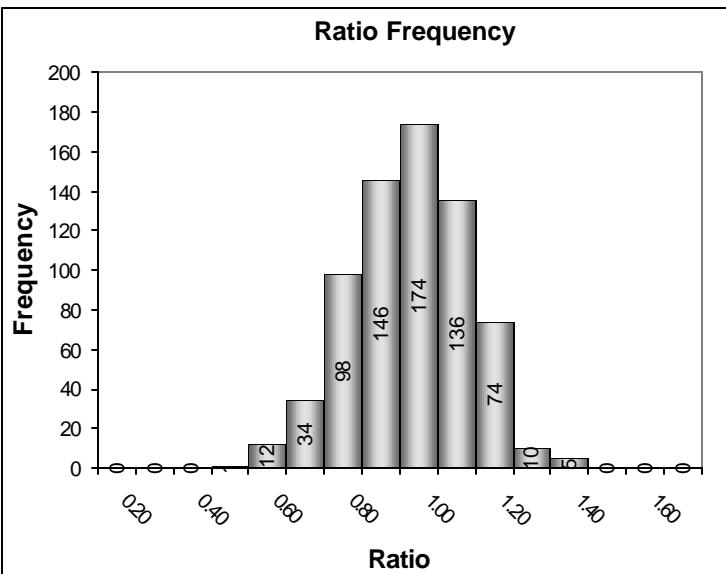
It is difficult to draw valid conclusions when the sales count is low.

| Wft Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|---|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N | 665 | 0.897 | 0.970 | 8.2% | 0.959 | 0.982 |
| Y | 25 | 0.949 | 1.006 | 6.0% | 0.935 | 1.077 |
| Sub | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 9 | 64 | 0.799 | 0.960 | 20.1% | 0.912 | 1.008 |
| 11 | 228 | 0.922 | 0.976 | 5.9% | 0.954 | 0.998 |
| 14 | 232 | 0.914 | 0.972 | 6.4% | 0.954 | 0.990 |
| 10 | 166 | 0.916 | 0.978 | 6.9% | 0.957 | 1.000 |
| Lot Size | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <=8000 | 163 | 0.888 | 0.971 | 9.3% | 0.949 | 0.993 |
| 8001-16000 | 425 | 0.906 | 0.978 | 7.9% | 0.963 | 0.993 |
| 16001-30000 | 68 | 0.898 | 0.966 | 7.6% | 0.926 | 1.006 |
| 30001-3AC | 34 | 0.888 | 0.945 | 6.4% | 0.887 | 1.002 |
| Sub 9 No Waterfront Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N | 642 | 0.920 | 0.977 | 6.2% | 0.965 | 0.988 |
| Y | 48 | 0.731 | 0.939 | 28.6% | 0.882 | 0.996 |
| Plat Bluffs at Redondo Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N | 681 | 0.899 | 0.973 | 8.2% | 0.961 | 0.984 |
| Y | 9 | 1.045 | 0.989 | -5.3% | 0.906 | 1.073 |
| Grade <=7 Not Plat Bluffs at Redondo or Sub 9 Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N | 452 | 0.904 | 0.973 | 7.6% | 0.958 | 0.988 |
| Y | 238 | 0.890 | 0.973 | 9.3% | 0.955 | 0.992 |

Annual Update Ratio Study Report (Before)

2005 Assessments

| | | | |
|---|---------------------------------|---|---|
| District/Team: SW / Team-2 | Lien Date: 01/01/2005 | Date of Report: 4/10/2006 | Sales Dates: 1/2003 - 12/2005 |
| Area Woodmont/Redondo | Appr ID: Jwei | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 690 | | |
| Mean Assessed Value | 312,400 | | |
| Mean Sales Price | 346,900 | | |
| Standard Deviation AV | 136.680 | | |
| Standard Deviation SP | 166.025 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.926 | | |
| Median Ratio | 0.934 | | |
| Weighted Mean Ratio | 0.901 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.437 | | |
| Highest ratio: | 1.318 | | |
| Coefficient of Dispersion | 13.03% | | |
| Standard Deviation | 0.150 | | |
| Coefficient of Variation | 16.22% | | |
| Price Related Differential (PRD) | 1.028 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> | 0.916 | | |
| <i>Upper limit</i> | 0.944 | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.915 | | |
| <i>Upper limit</i> | 0.937 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 4530 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.150 | | |
| Recommended minimum: | 36 | | |
| Actual sample size: | 690 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 334 | | |
| # ratios above mean: | 356 | | |
| <i>Z:</i> | 0.838 | | |
| Conclusion: | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



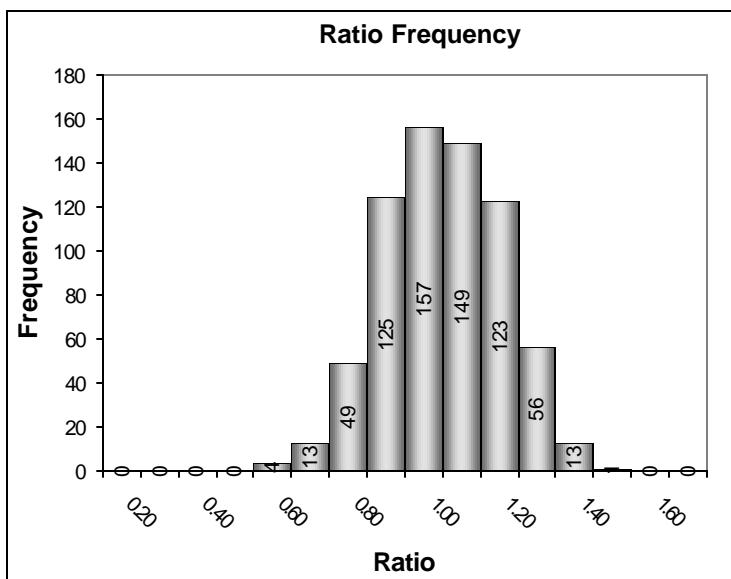
COMMENTS:

1 to 3 Unit Residences throughout area 52

Annual Update Ratio Study Report (After)

2006 Assessments

| | | | |
|---|---------------------------------|--|---|
| District/Team: SW / Team-2 | Lien Date: 01/01/2006 | Date of Report: 4/10/2006 | Sales Dates: 1/2003 - 12/2005 |
| Area Woodmont/Redondo | Appr ID: Jwei | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 690 | | | |
| Mean Assessed Value | 337,500 | | |
| Mean Sales Price | 346,900 | | |
| Standard Deviation AV | 148,991 | | |
| Standard Deviation SP | 166,025 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.998 | | |
| Median Ratio | 0.997 | | |
| Weighted Mean Ratio | 0.973 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.562 | | |
| Highest ratio: | 1.419 | | |
| Coefficient of Dispersion | 12.68% | | |
| Standard Deviation | 0.155 | | |
| Coefficient of Variation | 15.52% | | |
| Price Related Differential (PRD) | 1.026 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> | 0.983 | | |
| <i>Upper limit</i> | 1.017 | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.987 | | |
| <i>Upper limit</i> | 1.010 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 4530 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.155 | | |
| Recommended minimum: | 38 | | |
| Actual sample size: | 690 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 347 | | |
| # ratios above mean: | 343 | | |
| <i>Z:</i> | 0.152 | | |
| Conclusion: | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 52

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|---------------------------|
| 009 | 200900 | 0370 | 10/18/04 | \$189,950 | 700 | 640 | 5 | 1949 | 4 | 7250 | N | N | 21614 6TH AV S |
| 009 | 200900 | 0340 | 7/12/04 | \$159,000 | 780 | 0 | 5 | 1950 | 2 | 11174 | N | N | 611 S 216TH ST |
| 009 | 200900 | 0670 | 8/26/04 | \$225,500 | 920 | 310 | 5 | 1942 | 3 | 12000 | N | N | 420 S 218TH ST |
| 009 | 200900 | 1239 | 6/24/03 | \$227,250 | 1360 | 0 | 5 | 1918 | 4 | 2900 | Y | Y | 208 S 219TH ST |
| 009 | 953660 | 0322 | 12/23/05 | \$229,950 | 550 | 0 | 6 | 1970 | 3 | 2970 | Y | N | 803 S 264TH ST |
| 009 | 953660 | 0025 | 6/7/04 | \$440,000 | 960 | 400 | 6 | 1983 | 3 | 8400 | Y | Y | 26421 7TH AV S |
| 009 | 953660 | 0160 | 1/6/04 | \$280,000 | 1140 | 0 | 6 | 1920 | 4 | 6913 | Y | N | 26430 8TH AV S |
| 009 | 953660 | 0145 | 3/1/05 | \$435,000 | 1320 | 0 | 6 | 1923 | 5 | 7233 | Y | N | 26414 8TH AV S |
| 009 | 200900 | 0350 | 5/15/03 | \$220,000 | 1450 | 440 | 6 | 1916 | 3 | 17125 | N | N | 21608 6TH AV S |
| 009 | 720360 | 0705 | 3/21/05 | \$530,000 | 1670 | 0 | 6 | 1918 | 4 | 11421 | Y | Y | 28458 REDONDO BEACH DR S |
| 009 | 953660 | 1295 | 10/11/05 | \$585,000 | 1730 | 0 | 6 | 1918 | 4 | 11986 | Y | N | 27011 8TH AV S |
| 009 | 511940 | 0065 | 6/13/03 | \$345,000 | 820 | 0 | 7 | 1953 | 4 | 15000 | Y | N | 630 S 239TH ST |
| 009 | 953660 | 0270 | 10/26/05 | \$372,000 | 1020 | 750 | 7 | 1958 | 3 | 7170 | Y | N | 26431 MARINE VIEW DR S |
| 009 | 202204 | 9017 | 1/5/05 | \$269,000 | 1100 | 800 | 7 | 1979 | 3 | 7840 | N | N | 25516 14TH PL S |
| 009 | 322204 | 9179 | 3/25/03 | \$264,100 | 1120 | 0 | 7 | 1992 | 3 | 7045 | Y | N | 800 S 280TH ST |
| 009 | 953660 | 0210 | 7/20/05 | \$449,950 | 1130 | 1100 | 7 | 1948 | 5 | 7372 | Y | N | 26490 8TH AV S |
| 009 | 953660 | 0665 | 12/26/03 | \$273,900 | 1280 | 0 | 7 | 1970 | 3 | 4080 | Y | N | 26926 9TH AV S |
| 009 | 953660 | 0645 | 4/14/04 | \$419,950 | 1310 | 420 | 7 | 1956 | 3 | 11400 | Y | N | 26840 8TH AV S |
| 009 | 953660 | 0645 | 6/22/05 | \$450,000 | 1310 | 420 | 7 | 1956 | 3 | 11400 | Y | N | 26840 8TH AV S |
| 009 | 609300 | 0100 | 7/12/05 | \$708,000 | 1350 | 870 | 7 | 1984 | 3 | 4675 | Y | Y | 23913 6TH AV S |
| 009 | 720360 | 0360 | 3/12/04 | \$420,000 | 1360 | 0 | 7 | 1967 | 2 | 4020 | Y | Y | 28628 REDONDO BEACH DR S |
| 009 | 720360 | 0680 | 7/12/05 | \$825,000 | 1420 | 600 | 7 | 1942 | 4 | 6118 | Y | N | 28444 REDONDO BEACH DR S |
| 009 | 506740 | 0096 | 4/28/04 | \$348,000 | 1440 | 0 | 7 | 1948 | 3 | 14250 | Y | N | 918 S 258TH PL |
| 009 | 256080 | 5175 | 11/11/04 | \$238,400 | 1520 | 0 | 7 | 1979 | 3 | 8025 | N | N | 804 S 252ND ST |
| 009 | 052104 | 9071 | 5/13/05 | \$499,500 | 1620 | 0 | 7 | 1981 | 3 | 6121 | Y | N | 28807 REDONDO SHORES DR S |
| 009 | 953660 | 0255 | 9/23/03 | \$402,000 | 1690 | 880 | 7 | 1991 | 3 | 7050 | Y | N | 26445 MARINE VIEW DR S |
| 009 | 953660 | 1193 | 9/20/05 | \$1,080,000 | 1740 | 860 | 7 | 1918 | 5 | 13097 | Y | Y | 27015 7TH PL S |
| 009 | 720360 | 0325 | 11/15/05 | \$620,000 | 1800 | 0 | 7 | 1916 | 5 | 5600 | Y | Y | 28608 REDONDO BEACH DR S |
| 009 | 953660 | 1225 | 3/19/04 | \$672,000 | 2280 | 1190 | 7 | 1931 | 4 | 7376 | Y | Y | 27037 7TH PL S |
| 009 | 172204 | 9010 | 5/2/03 | \$674,000 | 2400 | 0 | 7 | 1918 | 5 | 21635 | Y | Y | 23103 MARINE VIEW DR S |
| 009 | 119600 | 0035 | 1/12/05 | \$449,900 | 2540 | 0 | 7 | 1988 | 3 | 12000 | Y | N | 29105 1ST AV S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------|
| 009 | 256080 | 6000 | 3/26/04 | \$757,500 | 2780 | 0 | 7 | 1913 | 5 | 45738 | Y | Y | 24907 MARINE VIEW DR S |
| 009 | 720420 | 0054 | 12/6/04 | \$398,000 | 920 | 840 | 8 | 1984 | 3 | 7455 | N | N | 27731 10TH AV S |
| 009 | 506840 | 0090 | 5/19/03 | \$550,000 | 1200 | 510 | 8 | 1983 | 3 | 37026 | Y | Y | 26237 MARINE VIEW DR S |
| 009 | 322204 | 9062 | 9/11/03 | \$617,000 | 1230 | 910 | 8 | 1989 | 3 | 7260 | Y | Y | 27203 7TH PLS |
| 009 | 201380 | 2005 | 11/9/04 | \$259,950 | 1440 | 0 | 8 | 1983 | 3 | 7825 | N | N | 24715 MARINE VIEW DR S |
| 009 | 609300 | 0011 | 9/15/04 | \$457,500 | 1470 | 910 | 8 | 1960 | 3 | 14730 | Y | N | 23910 7TH AV S |
| 009 | 200900 | 0915 | 5/20/04 | \$351,000 | 1470 | 800 | 8 | 1964 | 3 | 17534 | N | N | 21626 3RD AV S |
| 009 | 200900 | 0915 | 3/18/05 | \$412,500 | 1470 | 800 | 8 | 1964 | 3 | 17534 | N | N | 21626 3RD AV S |
| 009 | 506840 | 0085 | 2/6/03 | \$663,250 | 1680 | 1010 | 8 | 1963 | 4 | 36590 | Y | Y | 26233 MARINE VIEW DR S |
| 009 | 201380 | 0740 | 1/8/03 | \$370,000 | 1700 | 530 | 8 | 1986 | 3 | 10000 | Y | N | 24037 MARINE VIEW DR S |
| 009 | 201380 | 0740 | 12/1/04 | \$460,950 | 1700 | 530 | 8 | 1986 | 3 | 10000 | Y | N | 24037 MARINE VIEW DR S |
| 009 | 506740 | 0043 | 8/25/04 | \$425,000 | 1730 | 1180 | 8 | 1957 | 4 | 15300 | Y | N | 25659 MARINE VIEW DR S |
| 009 | 119600 | 1898 | 3/8/04 | \$425,000 | 1780 | 1700 | 8 | 1976 | 3 | 9750 | Y | N | 638 SW 294TH ST |
| 009 | 953660 | 0205 | 8/26/03 | \$625,000 | 1900 | 750 | 8 | 2001 | 3 | 5467 | Y | N | 26482 8TH AV S |
| 009 | 172204 | 9119 | 12/10/04 | \$450,000 | 1940 | 0 | 8 | 1974 | 3 | 12196 | Y | N | 738 S 231ST ST |
| 009 | 953660 | 0475 | 10/11/04 | \$700,000 | 2170 | 0 | 8 | 1993 | 3 | 8070 | Y | N | 26507 8TH AV S |
| 009 | 201380 | 1802 | 6/15/05 | \$490,000 | 2290 | 0 | 8 | 1989 | 3 | 13270 | N | N | 24515 MARINE VIEW DR S |
| 009 | 953660 | 0570 | 9/8/05 | \$565,000 | 2290 | 0 | 8 | 1993 | 3 | 7800 | Y | N | 26510 8TH AV S |
| 009 | 256080 | 6060 | 5/20/03 | \$788,000 | 2520 | 1060 | 8 | 1990 | 3 | 30175 | Y | Y | 24935 8TH PLS |
| 009 | 953660 | 0470 | 10/5/04 | \$886,000 | 2610 | 0 | 8 | 2000 | 3 | 8062 | Y | N | 26503 8TH AV S 98198 |
| 009 | 506740 | 0131 | 10/20/05 | \$615,000 | 2790 | 1330 | 8 | 1992 | 3 | 8778 | Y | N | 1014 S 260TH ST |
| 009 | 720360 | 0385 | 8/26/05 | \$830,000 | 1870 | 640 | 9 | 1990 | 3 | 4191 | Y | N | 28636 REDONDO BEACH DR S |
| 009 | 119600 | 0032 | 3/1/05 | \$525,000 | 2040 | 0 | 9 | 1983 | 3 | 8000 | Y | N | 104 SW 291ST ST |
| 009 | 953660 | 0075 | 9/30/05 | \$913,500 | 2720 | 0 | 9 | 1989 | 3 | 8914 | Y | N | 26427 8TH AV S |
| 009 | 769545 | 0120 | 8/8/03 | \$465,000 | 2850 | 0 | 9 | 1989 | 3 | 15625 | Y | N | 806 S 273RD CT |
| 009 | 172204 | 9014 | 8/11/05 | \$680,000 | 3110 | 0 | 9 | 1973 | 3 | 12260 | Y | N | 730 S 234TH PL |
| 009 | 052104 | 9225 | 8/3/05 | \$950,000 | 2166 | 830 | 10 | 1998 | 3 | 17150 | Y | N | 28809 4TH PLS |
| 009 | 052104 | 9075 | 9/8/04 | \$880,000 | 2800 | 980 | 10 | 2001 | 3 | 9147 | Y | N | 29012 REDONDO BEACH DR S |
| 009 | 119600 | 0340 | 10/8/03 | \$1,100,000 | 3520 | 0 | 10 | 1988 | 4 | 51836 | Y | Y | 718 SW 294TH ST |
| 009 | 119600 | 0065 | 9/24/03 | \$675,000 | 3640 | 0 | 10 | 1986 | 3 | 14148 | Y | Y | 232 SW 292ND ST |
| 009 | 953660 | 0090 | 5/27/05 | \$985,000 | 2870 | 770 | 11 | 2003 | 3 | 7620 | Y | N | 26443 8TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 009 | 201380 | 0803 | 9/26/05 | \$1,300,000 | 3480 | 1200 | 11 | 2005 | 3 | 15721 | Y | N | 24003 8TH PL S |
| 009 | 052104 | 9210 | 5/11/05 | \$935,000 | 4550 | 0 | 11 | 2002 | 3 | 12779 | Y | N | 28903 4TH PL S |
| 010 | 322204 | 9086 | 6/30/03 | \$145,351 | 910 | 0 | 6 | 1942 | 3 | 10454 | N | N | 27411 16TH AV S |
| 010 | 953720 | 0020 | 1/27/05 | \$348,000 | 1040 | 0 | 6 | 1924 | 5 | 92782 | N | N | 26615 16TH AV S |
| 010 | 953660 | 1773 | 1/16/03 | \$169,950 | 1060 | 0 | 6 | 1970 | 4 | 9248 | N | N | 27041 13TH AV S |
| 010 | 953660 | 1770 | 5/31/05 | \$199,000 | 1060 | 0 | 6 | 1970 | 3 | 9248 | N | N | 27047 13TH AV S |
| 010 | 720540 | 0055 | 10/30/03 | \$173,500 | 1150 | 0 | 6 | 1936 | 4 | 10540 | N | N | 1372 S 279TH ST |
| 010 | 292204 | 9100 | 4/29/05 | \$231,950 | 1150 | 0 | 6 | 1945 | 4 | 11325 | Y | N | 26228 WOODMONT DR S |
| 010 | 953660 | 2056 | 8/19/05 | \$223,000 | 1230 | 0 | 6 | 1952 | 3 | 7595 | N | N | 1502 S 272ND ST |
| 010 | 506740 | 0157 | 1/12/04 | \$206,500 | 1290 | 0 | 6 | 1992 | 3 | 8950 | N | N | 25836 11TH AV S |
| 010 | 720540 | 0065 | 8/23/05 | \$255,000 | 1340 | 0 | 6 | 1947 | 4 | 18000 | N | N | 1356 S 279TH ST |
| 010 | 506740 | 0153 | 7/30/03 | \$214,000 | 1460 | 0 | 6 | 1981 | 3 | 11209 | N | N | 25838 11TH AV S |
| 010 | 720300 | 0445 | 9/16/05 | \$325,000 | 2570 | 0 | 6 | 1933 | 5 | 8000 | N | N | 28415 15TH AV S |
| 010 | 720300 | 0605 | 2/4/05 | \$230,000 | 770 | 400 | 7 | 1973 | 4 | 6000 | N | N | 28612 13TH AV S |
| 010 | 720300 | 0655 | 1/7/04 | \$191,000 | 970 | 610 | 7 | 1972 | 3 | 6000 | N | N | 28714 13TH AV S |
| 010 | 720300 | 0035 | 5/4/05 | \$230,000 | 1000 | 530 | 7 | 1977 | 3 | 6336 | N | N | 28425 15TH PL S |
| 010 | 720300 | 0650 | 11/23/05 | \$226,650 | 1000 | 0 | 7 | 1971 | 4 | 6000 | N | N | 28720 13TH AV S |
| 010 | 953660 | 1110 | 4/16/03 | \$166,500 | 1000 | 0 | 7 | 1959 | 2 | 12150 | N | N | 26857 16TH AV S |
| 010 | 953660 | 1110 | 6/9/05 | \$210,000 | 1000 | 0 | 7 | 1959 | 2 | 12150 | N | N | 26857 16TH AV S |
| 010 | 953660 | 2040 | 1/18/05 | \$160,000 | 1010 | 0 | 7 | 1968 | 3 | 8100 | N | N | 27030 15TH AV S |
| 010 | 752420 | 0070 | 10/23/03 | \$175,000 | 1010 | 0 | 7 | 1967 | 4 | 7725 | N | N | 26236 14TH AV S |
| 010 | 419300 | 0070 | 7/6/04 | \$180,000 | 1040 | 400 | 7 | 1962 | 2 | 8400 | N | N | 25701 16TH AV S |
| 010 | 752410 | 0370 | 6/19/03 | \$177,500 | 1060 | 0 | 7 | 1967 | 3 | 7725 | N | N | 25947 13TH PL S |
| 010 | 752260 | 0080 | 8/24/04 | \$212,000 | 1060 | 0 | 7 | 1967 | 4 | 8800 | N | N | 26218 14TH PL S |
| 010 | 953660 | 1915 | 8/11/05 | \$224,950 | 1060 | 0 | 7 | 1959 | 3 | 9185 | N | N | 27004 14TH AV S |
| 010 | 894730 | 0150 | 7/14/05 | \$252,500 | 1070 | 300 | 7 | 1964 | 4 | 7210 | N | N | 1405 S 257TH PL |
| 010 | 720540 | 0115 | 4/24/03 | \$275,000 | 1080 | 240 | 7 | 1947 | 3 | 18000 | Y | N | 27809 13TH AV S |
| 010 | 720300 | 0055 | 12/10/03 | \$161,300 | 1080 | 0 | 7 | 1978 | 2 | 6580 | N | N | 28441 15TH PL S |
| 010 | 894730 | 0100 | 7/26/04 | \$207,500 | 1080 | 0 | 7 | 1968 | 4 | 7807 | N | N | 1420 S 257TH PL |
| 010 | 720300 | 0055 | 5/17/04 | \$219,000 | 1080 | 0 | 7 | 1978 | 2 | 6580 | N | N | 28441 15TH PL S |
| 010 | 720300 | 0461 | 8/25/03 | \$245,000 | 1090 | 880 | 7 | 1972 | 4 | 7701 | Y | N | 28430 14TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 752400 | 0290 | 2/3/04 | \$215,000 | 1100 | 0 | 7 | 1967 | 3 | 8000 | N | N | 25805 13TH PL S |
| 010 | 720300 | 0015 | 5/2/05 | \$220,000 | 1100 | 0 | 7 | 1975 | 3 | 6663 | N | N | 28417 15TH PL S |
| 010 | 720551 | 0100 | 11/9/04 | \$234,000 | 1110 | 360 | 7 | 1975 | 3 | 7210 | N | N | 1320 S 275TH PL |
| 010 | 691810 | 0220 | 3/17/04 | \$193,000 | 1120 | 0 | 7 | 1983 | 4 | 7201 | N | N | 25818 15TH AV S |
| 010 | 720300 | 0640 | 6/19/03 | \$165,000 | 1130 | 0 | 7 | 1969 | 3 | 7400 | N | N | 28729 14TH AV S |
| 010 | 953660 | 1880 | 5/12/03 | \$193,500 | 1140 | 0 | 7 | 1977 | 3 | 8100 | N | N | 27009 14TH AV S |
| 010 | 292204 | 9095 | 4/21/03 | \$259,950 | 1150 | 740 | 7 | 2003 | 3 | 22781 | N | N | 25816 14TH CT S |
| 010 | 292204 | 9073 | 5/20/03 | \$264,950 | 1150 | 740 | 7 | 2003 | 3 | 24268 | N | N | 25817 14TH CT S |
| 010 | 720551 | 0160 | 6/24/03 | \$226,950 | 1180 | 0 | 7 | 1975 | 3 | 6832 | N | N | 27503 13TH AV S |
| 010 | 752300 | 0070 | 5/8/03 | \$179,950 | 1190 | 0 | 7 | 1968 | 3 | 7004 | N | N | 25604 13TH PL S |
| 010 | 691810 | 0310 | 8/25/03 | \$217,000 | 1190 | 360 | 7 | 1985 | 3 | 7926 | N | N | 1434 S 259TH ST |
| 010 | 752300 | 0050 | 1/6/03 | \$187,000 | 1190 | 0 | 7 | 1968 | 3 | 7210 | N | N | 25616 13TH PL S |
| 010 | 894730 | 0030 | 10/6/04 | \$244,000 | 1190 | 730 | 7 | 1977 | 3 | 8550 | N | N | 25610 14TH PL S |
| 010 | 752300 | 0010 | 8/18/04 | \$214,950 | 1190 | 0 | 7 | 1967 | 4 | 8240 | N | N | 25716 13TH PL S |
| 010 | 752300 | 0180 | 12/7/04 | \$223,000 | 1190 | 0 | 7 | 1968 | 4 | 8250 | N | N | 25615 13TH PL S |
| 010 | 752300 | 0180 | 6/21/05 | \$251,500 | 1190 | 0 | 7 | 1968 | 4 | 8250 | N | N | 25615 13TH PL S |
| 010 | 752300 | 0150 | 7/11/05 | \$250,000 | 1190 | 0 | 7 | 1968 | 4 | 7200 | N | N | 1211 S 256TH PL |
| 010 | 638511 | 0190 | 10/4/05 | \$299,600 | 1190 | 290 | 7 | 1979 | 3 | 6480 | N | N | 1112 S 261ST PL |
| 010 | 894730 | 0050 | 9/11/03 | \$222,500 | 1200 | 470 | 7 | 1977 | 3 | 6000 | N | N | 25618 14TH PL S |
| 010 | 752300 | 0140 | 7/16/04 | \$207,000 | 1200 | 0 | 7 | 1968 | 3 | 7600 | N | N | 1205 S 256TH PL |
| 010 | 720551 | 0570 | 4/15/05 | \$262,950 | 1200 | 560 | 7 | 1974 | 3 | 7820 | N | N | 27503 15TH PL S |
| 010 | 953680 | 0110 | 1/23/04 | \$245,000 | 1210 | 290 | 7 | 1983 | 3 | 12596 | N | N | 1404 S 263RD PL |
| 010 | 720551 | 0480 | 12/23/03 | \$222,500 | 1240 | 860 | 7 | 1975 | 3 | 9520 | N | N | 1313 S 275TH PL |
| 010 | 720300 | 0620 | 2/18/05 | \$199,500 | 1250 | 0 | 7 | 1966 | 3 | 7000 | N | N | 28705 14TH AV S |
| 010 | 752400 | 0060 | 2/18/05 | \$224,900 | 1250 | 320 | 7 | 1965 | 3 | 8075 | N | N | 25838 13TH PL S |
| 010 | 087390 | 0070 | 1/21/03 | \$243,500 | 1250 | 780 | 7 | 2002 | 3 | 7377 | N | N | 1328 S 277TH PL |
| 010 | 087390 | 0280 | 1/6/03 | \$246,750 | 1250 | 780 | 7 | 2002 | 3 | 7953 | N | N | 1301 S 277TH PL |
| 010 | 087390 | 0200 | 6/17/05 | \$275,000 | 1250 | 780 | 7 | 2002 | 3 | 5773 | N | N | 1335 S 277TH PL |
| 010 | 087390 | 0260 | 10/1/04 | \$281,000 | 1250 | 780 | 7 | 2001 | 3 | 6548 | N | N | 1311 S 277TH PL |
| 010 | 087390 | 0200 | 8/30/05 | \$330,000 | 1250 | 780 | 7 | 2002 | 3 | 5773 | N | N | 1335 S 277TH PL |
| 010 | 752420 | 0010 | 9/13/04 | \$212,000 | 1270 | 0 | 7 | 1967 | 4 | 7725 | N | N | 26044 14TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 010 | 752420 | 0360 | 7/22/04 | \$225,000 | 1270 | 0 | 7 | 1967 | 4 | 8775 | N | N | 26217 14TH AV S |
| 010 | 087390 | 0180 | 1/6/03 | \$227,000 | 1270 | 690 | 7 | 2002 | 3 | 5420 | N | N | 1343 S 277TH PL |
| 010 | 087390 | 0180 | 5/24/04 | \$265,000 | 1270 | 690 | 7 | 2002 | 3 | 5420 | N | N | 1343 S 277TH PL |
| 010 | 087390 | 0250 | 9/23/03 | \$264,950 | 1270 | 690 | 7 | 2001 | 3 | 6543 | N | N | 1315 S 277TH PL |
| 010 | 953660 | 1075 | 10/26/04 | \$172,500 | 1290 | 0 | 7 | 1959 | 3 | 9450 | N | N | 26820 15TH AV S |
| 010 | 752410 | 0090 | 5/13/03 | \$189,950 | 1290 | 0 | 7 | 1966 | 4 | 7725 | N | N | 25918 14TH AV S |
| 010 | 752410 | 0230 | 10/1/03 | \$185,000 | 1290 | 0 | 7 | 1966 | 3 | 8250 | N | N | 1320 S 260TH PL |
| 010 | 752400 | 0120 | 6/25/03 | \$184,950 | 1290 | 0 | 7 | 1966 | 3 | 7280 | N | N | 1317 S 259TH ST |
| 010 | 752400 | 0070 | 5/27/05 | \$229,500 | 1290 | 0 | 7 | 1966 | 3 | 7125 | N | N | 25842 13TH PL S |
| 010 | 752400 | 0255 | 8/5/05 | \$231,500 | 1290 | 0 | 7 | 1966 | 3 | 7776 | N | N | 25827 13TH PL S |
| 010 | 953680 | 0070 | 9/9/05 | \$247,500 | 1290 | 0 | 7 | 1983 | 3 | 15386 | N | N | 1428 S 263RD PL |
| 010 | 752400 | 0180 | 8/23/05 | \$247,400 | 1290 | 0 | 7 | 1966 | 3 | 7475 | N | N | 1209 S 259TH PL |
| 010 | 752420 | 0310 | 10/2/03 | \$195,000 | 1300 | 0 | 7 | 1967 | 3 | 8536 | N | N | 26240 13TH PL S |
| 010 | 953660 | 1055 | 4/22/05 | \$200,000 | 1300 | 0 | 7 | 1959 | 3 | 7808 | N | N | 26803 15TH AV S |
| 010 | 752260 | 0190 | 9/1/04 | \$225,000 | 1300 | 0 | 7 | 1967 | 4 | 7500 | N | N | 26101 14TH PL S |
| 010 | 752420 | 0400 | 12/14/04 | \$225,000 | 1300 | 0 | 7 | 1967 | 3 | 7373 | N | N | 26041 14TH AV S |
| 010 | 720300 | 0701 | 5/25/04 | \$226,450 | 1330 | 680 | 7 | 1977 | 3 | 14000 | N | N | 28719 13TH AV S |
| 010 | 720300 | 0215 | 5/9/05 | \$275,000 | 1330 | 660 | 7 | 1978 | 4 | 11400 | N | N | 28710 15TH AV S |
| 010 | 720300 | 0420 | 12/9/03 | \$225,000 | 1340 | 540 | 7 | 1978 | 3 | 8000 | N | N | 28612 14TH AV S |
| 010 | 953660 | 2050 | 1/21/05 | \$216,500 | 1360 | 0 | 7 | 1977 | 4 | 8100 | N | N | 27044 15TH AV S |
| 010 | 720540 | 0111 | 3/29/04 | \$220,000 | 1370 | 0 | 7 | 1999 | 3 | 8880 | N | N | 27810 13TH AV S |
| 010 | 752410 | 0180 | 3/29/05 | \$225,000 | 1390 | 0 | 7 | 1966 | 3 | 7474 | N | N | 26019 14TH AV S |
| 010 | 720540 | 0210 | 5/19/04 | \$191,000 | 1420 | 0 | 7 | 1953 | 3 | 16485 | N | N | 27920 13TH AV S |
| 010 | 752410 | 0400 | 9/5/03 | \$200,000 | 1430 | 0 | 7 | 1966 | 4 | 7725 | N | N | 25923 13TH PL S |
| 010 | 752400 | 0030 | 9/20/04 | \$216,950 | 1440 | 0 | 7 | 1965 | 3 | 9900 | N | N | 25816 13TH PL S |
| 010 | 953660 | 0325 | 10/13/05 | \$385,000 | 1440 | 860 | 7 | 1975 | 3 | 7500 | Y | N | 26408 MARINE VIEW DR S |
| 010 | 720540 | 0195 | 11/11/04 | \$189,950 | 1520 | 0 | 7 | 1946 | 4 | 7720 | N | N | 1321 S 279TH ST |
| 010 | 720540 | 0255 | 2/2/05 | \$395,000 | 1560 | 0 | 7 | 1939 | 3 | 45738 | Y | N | 27901 13TH AV S |
| 010 | 752400 | 0140 | 3/10/04 | \$226,000 | 1570 | 250 | 7 | 1966 | 3 | 8550 | N | N | 25908 13TH PL S |
| 010 | 720540 | 0110 | 8/13/04 | \$259,000 | 1580 | 0 | 7 | 1998 | 3 | 8881 | N | N | 27818 13TH AV S |
| 010 | 752260 | 0090 | 2/9/05 | \$199,950 | 1590 | 0 | 7 | 1967 | 4 | 6370 | N | N | 26224 14TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 010 | 720540 | 0012 | 1/16/04 | \$220,750 | 1590 | 0 | 7 | 2003 | 3 | 8950 | N | N | 1506 S 279TH PL |
| 010 | 720540 | 0014 | 2/4/04 | \$229,950 | 1590 | 0 | 7 | 2003 | 3 | 7570 | N | N | 1516 S 279TH PL |
| 010 | 752410 | 0150 | 12/15/04 | \$224,900 | 1620 | 0 | 7 | 1966 | 3 | 7725 | N | N | 26036 14TH AV S |
| 010 | 953660 | 1925 | 9/1/04 | \$224,950 | 1660 | 0 | 7 | 1959 | 3 | 9450 | N | N | 27018 14TH AV S |
| 010 | 752260 | 0240 | 10/7/04 | \$240,000 | 1710 | 0 | 7 | 1967 | 3 | 8004 | N | N | 25915 14TH PL S |
| 010 | 953680 | 0030 | 12/10/03 | \$235,000 | 1750 | 0 | 7 | 1983 | 3 | 11527 | N | N | 1431 S 263RD PL |
| 010 | 720540 | 0011 | 1/16/04 | \$243,000 | 1770 | 0 | 7 | 2003 | 3 | 7329 | N | N | 1502 S 279TH PL |
| 010 | 720540 | 0013 | 5/11/04 | \$246,000 | 1770 | 0 | 7 | 2003 | 3 | 8812 | N | N | 1510 S 279TH PL |
| 010 | 720540 | 0011 | 8/4/05 | \$306,000 | 1770 | 0 | 7 | 2003 | 3 | 7329 | N | N | 1502 S 279TH PL |
| 010 | 752400 | 0210 | 7/30/03 | \$219,950 | 1780 | 0 | 7 | 1966 | 3 | 6650 | N | N | 1210 S 259TH PL |
| 010 | 720540 | 0010 | 3/15/04 | \$259,950 | 1840 | 0 | 7 | 2003 | 3 | 10656 | N | N | 27805 16TH AV S |
| 010 | 720540 | 0010 | 12/8/05 | \$340,000 | 1840 | 0 | 7 | 2003 | 3 | 10656 | N | N | 27805 16TH AV S |
| 010 | 720551 | 0530 | 11/23/05 | \$297,000 | 1850 | 0 | 7 | 1975 | 3 | 14400 | N | N | 27512 14TH PL S |
| 010 | 752400 | 0200 | 10/10/03 | \$199,500 | 1860 | 0 | 7 | 1966 | 3 | 9000 | N | N | 1204 S 259TH PL |
| 010 | 720300 | 0200 | 2/18/03 | \$212,000 | 1890 | 0 | 7 | 1966 | 4 | 7650 | N | N | 28602 15TH AV S |
| 010 | 752260 | 0130 | 10/8/04 | \$236,500 | 1890 | 0 | 7 | 1967 | 3 | 8625 | N | N | 26215 14TH PL S |
| 010 | 720300 | 0200 | 10/18/05 | \$299,950 | 1890 | 0 | 7 | 1966 | 4 | 7650 | N | N | 28602 15TH AV S |
| 010 | 752260 | 0230 | 10/22/03 | \$204,450 | 1910 | 0 | 7 | 1967 | 4 | 7500 | N | N | 25923 14TH PL S |
| 010 | 953720 | 0065 | 4/19/05 | \$550,000 | 1980 | 0 | 7 | 1930 | 4 | 106286 | N | N | 1216 S 268TH ST |
| 010 | 087390 | 0220 | 12/11/03 | \$265,000 | 2050 | 0 | 7 | 2002 | 3 | 6087 | N | N | 1327 S 277TH PL |
| 010 | 720551 | 0250 | 10/25/05 | \$302,500 | 2090 | 0 | 7 | 1975 | 4 | 7210 | N | N | 27516 12TH PL S |
| 010 | 953720 | 0026 | 8/5/05 | \$350,000 | 2090 | 0 | 7 | 1927 | 4 | 39891 | N | N | 26625 16TH AV S |
| 010 | 953660 | 1714 | 12/28/05 | \$440,000 | 2100 | 0 | 7 | 1969 | 4 | 9043 | Y | N | 27004 12TH AV S |
| 010 | 322204 | 9103 | 11/1/04 | \$550,000 | 2590 | 0 | 7 | 1949 | 3 | 37935 | Y | N | 1115 S 274TH PL |
| 010 | 292204 | 9087 | 6/12/03 | \$256,500 | 1060 | 1060 | 8 | 1966 | 3 | 9583 | Y | N | 26229 16TH AV S |
| 010 | 638511 | 0040 | 5/19/03 | \$244,000 | 1090 | 720 | 8 | 1979 | 3 | 6900 | Y | N | 921 S 261ST PL |
| 010 | 953660 | 0375 | 5/5/05 | \$440,160 | 1160 | 780 | 8 | 1931 | 5 | 7500 | Y | N | 26460 MARINE VIEW DR S |
| 010 | 638510 | 0150 | 1/30/04 | \$236,950 | 1170 | 770 | 8 | 1977 | 4 | 7000 | N | N | 26118 11TH PL S |
| 010 | 638510 | 0030 | 9/10/03 | \$265,450 | 1190 | 770 | 8 | 1977 | 4 | 9000 | N | N | 933 S 262ND PL |
| 010 | 638511 | 0410 | 1/10/05 | \$342,500 | 1190 | 840 | 8 | 1980 | 4 | 7000 | Y | N | 916 S 261ST PL |
| 010 | 691810 | 0120 | 7/24/03 | \$279,950 | 1260 | 560 | 8 | 1985 | 3 | 7348 | N | N | 25822 15TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 010 | 638511 | 0400 | 12/21/04 | \$295,000 | 1290 | 1200 | 8 | 1979 | 3 | 7600 | Y | N | 922 S 261ST PL |
| 010 | 638510 | 0170 | 10/6/05 | \$260,000 | 1300 | 960 | 8 | 1977 | 3 | 8400 | N | N | 1026 S 262ND PL |
| 010 | 638510 | 0120 | 1/10/05 | \$299,500 | 1300 | 1250 | 8 | 1977 | 3 | 6250 | N | N | 26136 11TH PL S |
| 010 | 638511 | 0020 | 11/3/05 | \$282,000 | 1340 | 460 | 8 | 1980 | 4 | 7220 | Y | N | 909 S 261ST PL |
| 010 | 691810 | 0090 | 5/28/03 | \$298,000 | 1340 | 520 | 8 | 1989 | 3 | 7437 | N | N | 1526 S 258TH CT |
| 010 | 953660 | 0340 | 6/10/04 | \$350,000 | 1350 | 780 | 8 | 1984 | 3 | 7500 | Y | N | 26426 MARINE VIEW DR S |
| 010 | 638510 | 0040 | 4/3/03 | \$235,000 | 1380 | 530 | 8 | 1977 | 3 | 10800 | N | N | 1003 S 262ND PL |
| 010 | 691810 | 0190 | 1/26/05 | \$290,000 | 1400 | 1270 | 8 | 1988 | 3 | 8484 | N | N | 25829 15TH PL S |
| 010 | 638511 | 0060 | 2/14/05 | \$280,000 | 1400 | 550 | 8 | 1980 | 3 | 7600 | N | N | 925 S 261ST PL |
| 010 | 638510 | 0190 | 5/24/04 | \$253,500 | 1410 | 580 | 8 | 1977 | 3 | 8400 | N | N | 1012 S 262ND PL |
| 010 | 638510 | 0010 | 7/17/03 | \$299,999 | 1410 | 620 | 8 | 1977 | 3 | 7200 | Y | N | 911 S 262ND PL |
| 010 | 638510 | 0010 | 4/12/04 | \$323,000 | 1410 | 620 | 8 | 1977 | 3 | 7200 | Y | N | 911 S 262ND PL |
| 010 | 638511 | 0340 | 11/15/05 | \$308,000 | 1410 | 0 | 8 | 1980 | 3 | 7000 | N | N | 26020 10TH PL S |
| 010 | 720360 | 1490 | 5/21/03 | \$350,000 | 1440 | 760 | 8 | 1979 | 3 | 4700 | Y | N | 28134 9TH AV S |
| 010 | 720551 | 0280 | 8/22/05 | \$433,000 | 1440 | 630 | 8 | 1974 | 3 | 7300 | Y | N | 27517 12TH PL S |
| 010 | 720420 | 0137 | 11/20/03 | \$349,950 | 1460 | 620 | 8 | 1979 | 3 | 10249 | Y | N | 27826 10TH AV S |
| 010 | 953660 | 0395 | 7/10/03 | \$282,000 | 1480 | 800 | 8 | 1981 | 3 | 11475 | N | N | 26461 10TH AV S |
| 010 | 516210 | 0410 | 12/3/04 | \$345,000 | 1550 | 1140 | 8 | 1986 | 3 | 7368 | N | N | 28906 13TH AV S |
| 010 | 025130 | 0050 | 4/24/03 | \$233,200 | 1730 | 0 | 8 | 1990 | 3 | 9109 | N | N | 28226 15TH AV S |
| 010 | 025130 | 0150 | 7/12/05 | \$299,950 | 1750 | 0 | 8 | 1988 | 3 | 11960 | N | N | 28317 15TH AV S |
| 010 | 516210 | 0250 | 11/29/05 | \$450,000 | 1780 | 170 | 8 | 1985 | 3 | 31923 | Y | N | 29035 15TH PL S |
| 010 | 516210 | 0780 | 4/26/05 | \$324,000 | 1810 | 0 | 8 | 1985 | 3 | 10291 | N | N | 28917 13TH AV S |
| 010 | 025130 | 0270 | 4/29/05 | \$301,950 | 1840 | 0 | 8 | 1988 | 3 | 7815 | N | N | 1416 S 282ND PL |
| 010 | 025130 | 0230 | 6/11/03 | \$222,500 | 1860 | 0 | 8 | 1990 | 3 | 7200 | N | N | 1411 S 282ND PL |
| 010 | 638510 | 0160 | 6/18/04 | \$277,000 | 1910 | 0 | 8 | 1977 | 3 | 9000 | N | N | 1034 S 262ND PL |
| 010 | 025130 | 0300 | 3/11/05 | \$289,950 | 1910 | 0 | 8 | 1989 | 3 | 8450 | N | N | 28205 15TH AV S |
| 010 | 516210 | 0340 | 2/1/05 | \$290,000 | 2070 | 0 | 8 | 1985 | 3 | 8127 | N | N | 1334 S 290TH PL |
| 010 | 638511 | 0320 | 7/12/05 | \$272,800 | 2090 | 0 | 8 | 1979 | 3 | 7500 | N | N | 1006 S 261ST ST |
| 010 | 025130 | 0200 | 6/30/03 | \$223,650 | 2110 | 0 | 8 | 1988 | 3 | 8213 | N | N | 28251 15TH AV S |
| 010 | 516210 | 0710 | 10/1/03 | \$245,000 | 2120 | 0 | 8 | 1987 | 3 | 10891 | N | N | 28802 14TH AV S |
| 010 | 025130 | 0120 | 7/21/03 | \$231,000 | 2150 | 0 | 8 | 1989 | 3 | 8591 | N | N | 28324 15TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------|
| 010 | 516210 | 0620 | 7/10/03 | \$253,500 | 2200 | 0 | 8 | 1987 | 3 | 7706 | N | N | 1303 S 288TH ST |
| 010 | 720360 | 1485 | 6/22/05 | \$689,950 | 2280 | 1140 | 8 | 1995 | 3 | 4000 | Y | N | 28128 9TH AV S |
| 010 | 516210 | 0520 | 5/18/04 | \$293,200 | 2410 | 0 | 8 | 1985 | 3 | 7812 | N | N | 28834 14TH CT S |
| 010 | 516210 | 0460 | 11/10/04 | \$305,000 | 2430 | 0 | 8 | 1985 | 3 | 7967 | N | N | 1419 S 289TH PL |
| 010 | 516210 | 0560 | 3/30/04 | \$299,900 | 2440 | 0 | 8 | 1986 | 3 | 7250 | N | N | 28835 14TH CT S |
| 010 | 506840 | 0133 | 12/31/04 | \$315,000 | 2626 | 0 | 8 | 1977 | 3 | 37897 | N | N | 1123 S 263RD ST |
| 010 | 516210 | 0370 | 9/16/03 | \$270,000 | 2720 | 0 | 8 | 1985 | 3 | 8146 | N | N | 1316 S 290TH PL |
| 010 | 025130 | 0140 | 7/14/03 | \$284,950 | 2900 | 0 | 8 | 1988 | 3 | 9205 | N | N | 28321 15TH AV S |
| 010 | 292204 | 9001 | 9/23/03 | \$410,788 | 3053 | 0 | 8 | 2003 | 3 | 26400 | N | N | 25810 12TH AV S |
| 010 | 709000 | 0050 | 9/20/04 | \$359,950 | 1630 | 0 | 9 | 1976 | 3 | 11900 | Y | N | 1125 S 276TH PL |
| 010 | 953720 | 0061 | 9/25/03 | \$370,000 | 2690 | 0 | 9 | 2000 | 3 | 35000 | N | N | 1115 WOODMONT BEACH RD S |
| 010 | 506840 | 0119 | 5/2/05 | \$465,000 | 2850 | 0 | 9 | 1997 | 3 | 9984 | Y | N | 1004 S 264TH ST |
| 010 | 322204 | 9173 | 1/6/05 | \$920,000 | 2170 | 1420 | 11 | 1981 | 3 | 63598 | Y | N | 1111 S 274TH PL |
| 011 | 119600 | 3597 | 2/21/03 | \$237,900 | 900 | 450 | 7 | 1980 | 3 | 12750 | N | N | 29504 2ND AV SW |
| 011 | 692860 | 0390 | 6/17/05 | \$200,000 | 910 | 0 | 7 | 1962 | 3 | 8750 | N | N | 29742 3RD AV S |
| 011 | 692860 | 0500 | 9/19/05 | \$215,000 | 910 | 0 | 7 | 1962 | 4 | 9600 | N | N | 322 S 301ST ST |
| 011 | 039590 | 0040 | 6/19/03 | \$162,000 | 940 | 0 | 7 | 1965 | 4 | 9450 | N | N | 30014 5TH AV SW |
| 011 | 692870 | 0030 | 7/18/03 | \$164,000 | 980 | 0 | 7 | 1963 | 3 | 9500 | N | N | 29933 4TH AV S |
| 011 | 692860 | 0480 | 11/19/03 | \$190,000 | 980 | 740 | 7 | 1962 | 3 | 9900 | N | N | 30020 3RD AV S |
| 011 | 692860 | 0480 | 8/6/04 | \$216,000 | 980 | 740 | 7 | 1962 | 3 | 9900 | N | N | 30020 3RD AV S |
| 011 | 692860 | 0380 | 6/27/03 | \$205,000 | 1010 | 1010 | 7 | 1996 | 3 | 8750 | N | N | 29734 3RD AV S |
| 011 | 692860 | 0420 | 10/3/05 | \$253,000 | 1020 | 920 | 7 | 1962 | 4 | 9625 | N | N | 29908 3RD AV S |
| 011 | 119600 | 1690 | 2/4/04 | \$365,000 | 1030 | 500 | 7 | 1961 | 4 | 6500 | Y | N | 537 SW 293RD ST |
| 011 | 720535 | 0010 | 2/9/05 | \$220,000 | 1050 | 530 | 7 | 1969 | 3 | 13300 | N | N | 29954 4TH AV S |
| 011 | 720535 | 0090 | 9/25/05 | \$255,000 | 1050 | 520 | 7 | 1974 | 3 | 13300 | N | N | 29754 4TH AV S |
| 011 | 119600 | 0840 | 1/21/05 | \$289,000 | 1060 | 0 | 7 | 1960 | 3 | 9000 | Y | N | 211 SW 292ND ST |
| 011 | 720535 | 0040 | 10/25/05 | \$283,950 | 1110 | 1110 | 7 | 1970 | 3 | 13300 | N | N | 29934 4TH AV S |
| 011 | 039590 | 0130 | 5/19/04 | \$182,500 | 1130 | 0 | 7 | 1963 | 3 | 12792 | N | N | 30045 5TH AV SW |
| 011 | 515160 | 0130 | 5/5/05 | \$273,000 | 1130 | 1130 | 7 | 1959 | 4 | 12750 | N | N | 29814 8TH PL S |
| 011 | 233680 | 0070 | 2/6/04 | \$195,000 | 1150 | 0 | 7 | 1963 | 3 | 9588 | N | N | 616 SW 299TH ST |
| 011 | 233680 | 0030 | 2/11/05 | \$286,400 | 1170 | 0 | 7 | 1963 | 4 | 9588 | Y | N | 648 SW 299TH ST |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 011 | 233700 | 0040 | 3/10/05 | \$336,000 | 1180 | 1060 | 7 | 1967 | 4 | 9963 | Y | N | 530 SW 298TH ST |
| 011 | 692860 | 0030 | 2/25/04 | \$233,950 | 1200 | 480 | 7 | 1962 | 4 | 9900 | N | N | 307 S 301ST ST |
| 011 | 776420 | 0090 | 6/19/03 | \$255,000 | 1210 | 580 | 7 | 1962 | 3 | 10010 | Y | N | 151 S 297TH PL |
| 011 | 776420 | 0120 | 12/8/03 | \$293,000 | 1220 | 800 | 7 | 1962 | 3 | 11254 | Y | N | 127 S 297TH PL |
| 011 | 506880 | 0030 | 8/25/03 | \$192,000 | 1250 | 0 | 7 | 1976 | 3 | 10360 | N | N | 759 SW 301ST PL |
| 011 | 506880 | 0030 | 5/10/04 | \$200,000 | 1250 | 0 | 7 | 1976 | 3 | 10360 | N | N | 759 SW 301ST PL |
| 011 | 692860 | 0300 | 9/21/04 | \$214,000 | 1300 | 0 | 7 | 1962 | 4 | 10880 | N | N | 29727 3RD AV S |
| 011 | 039600 | 0020 | 2/11/05 | \$202,000 | 1310 | 0 | 7 | 1969 | 3 | 12741 | N | N | 30051 6TH AV SW |
| 011 | 692860 | 0540 | 10/27/04 | \$199,900 | 1320 | 0 | 7 | 1962 | 4 | 10540 | N | N | 29733 4TH AV S |
| 011 | 119600 | 3600 | 3/1/04 | \$323,500 | 1320 | 780 | 7 | 1980 | 4 | 12750 | Y | N | 29506 2ND AV SW |
| 011 | 052104 | 9112 | 6/27/05 | \$245,600 | 1320 | 0 | 7 | 1961 | 3 | 21817 | N | N | 30228 1ST AV S |
| 011 | 720500 | 0060 | 7/15/05 | \$349,500 | 1320 | 400 | 7 | 1964 | 4 | 9804 | Y | N | 29929 4TH AV SW |
| 011 | 513710 | 0030 | 5/19/04 | \$325,000 | 1350 | 1180 | 7 | 1968 | 4 | 10416 | Y | N | 29715 1ST AV S |
| 011 | 514980 | 0040 | 8/26/05 | \$300,000 | 1350 | 1210 | 7 | 1960 | 3 | 12500 | N | N | 30024 8TH PL S |
| 011 | 662080 | 0050 | 11/18/03 | \$282,000 | 1370 | 960 | 7 | 1992 | 3 | 11092 | Y | N | 110 SW 300TH PL |
| 011 | 720500 | 0160 | 5/17/04 | \$245,000 | 1380 | 650 | 7 | 1966 | 4 | 10764 | N | N | 29914 4TH AV SW |
| 011 | 692860 | 0060 | 6/17/03 | \$174,450 | 1390 | 0 | 7 | 1962 | 4 | 10750 | N | N | 247 S 301ST ST |
| 011 | 720532 | 0150 | 3/3/05 | \$375,000 | 1410 | 720 | 7 | 1973 | 3 | 9576 | Y | N | 245 SW 298TH PL |
| 011 | 692860 | 0020 | 3/10/05 | \$202,000 | 1420 | 0 | 7 | 1962 | 3 | 9750 | N | N | 315 S 301ST ST |
| 011 | 515160 | 0455 | 6/28/04 | \$305,000 | 1420 | 600 | 7 | 1963 | 3 | 12103 | N | N | 1169 S 299TH PL |
| 011 | 233680 | 0110 | 5/25/03 | \$181,500 | 1450 | 0 | 7 | 1963 | 4 | 9588 | N | N | 609 SW 299TH ST |
| 011 | 233700 | 0030 | 8/24/05 | \$385,000 | 1460 | 1170 | 7 | 1967 | 3 | 9963 | Y | N | 542 SW 298TH ST |
| 011 | 052104 | 9012 | 9/12/03 | \$183,000 | 1470 | 430 | 7 | 1972 | 3 | 18730 | N | N | 30112 4TH AV S |
| 011 | 692870 | 0020 | 2/2/04 | \$179,000 | 1490 | 0 | 7 | 1965 | 3 | 9625 | N | N | 29941 4TH AV S |
| 011 | 692870 | 0020 | 5/19/05 | \$205,000 | 1490 | 0 | 7 | 1965 | 3 | 9625 | N | N | 29941 4TH AV S |
| 011 | 692860 | 0490 | 1/13/05 | \$220,000 | 1510 | 0 | 7 | 1962 | 4 | 9600 | N | N | 314 S 301ST ST |
| 011 | 233690 | 0010 | 4/4/05 | \$223,000 | 1550 | 0 | 7 | 1953 | 3 | 12152 | N | N | 29864 8TH AV SW |
| 011 | 692870 | 0050 | 4/24/03 | \$192,000 | 1570 | 0 | 7 | 1963 | 4 | 9625 | N | N | 29917 4TH AV S |
| 011 | 233690 | 0030 | 11/11/03 | \$215,000 | 1590 | 0 | 7 | 1964 | 4 | 9588 | N | N | 648 SW 299TH PL |
| 011 | 720360 | 0465 | 4/25/03 | \$234,220 | 1630 | 0 | 7 | 1920 | 3 | 3660 | Y | N | 28616 SOUND VIEW DR S |
| 011 | 720500 | 0140 | 10/13/03 | \$275,000 | 1640 | 700 | 7 | 1964 | 4 | 10508 | N | N | 29930 4TH AV SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 233700 | 0090 | 4/28/04 | \$368,000 | 1840 | 0 | 7 | 1992 | 3 | 10010 | Y | N | 29806 5TH AV SW |
| 011 | 720530 | 0040 | 9/19/05 | \$349,500 | 1990 | 0 | 7 | 1974 | 3 | 10425 | N | N | 29938 2ND PL SW |
| 011 | 119600 | 1015 | 8/5/03 | \$312,000 | 2110 | 0 | 7 | 1987 | 3 | 12750 | Y | N | 126 SW 293RD ST |
| 011 | 720360 | 0520 | 1/7/03 | \$336,500 | 2480 | 0 | 7 | 1976 | 3 | 5100 | Y | N | 28608 6TH PL S |
| 011 | 513700 | 0020 | 8/14/03 | \$272,500 | 1180 | 1150 | 8 | 1966 | 4 | 9600 | Y | N | 30024 2ND AV SW |
| 011 | 513700 | 0050 | 9/20/03 | \$276,500 | 1200 | 940 | 8 | 1966 | 3 | 9600 | Y | N | 30002 2ND AV SW |
| 011 | 515160 | 0220 | 4/20/05 | \$286,000 | 1200 | 870 | 8 | 1961 | 3 | 12000 | N | N | 29616 8TH AV S |
| 011 | 515160 | 0030 | 6/28/04 | \$195,000 | 1230 | 0 | 8 | 1961 | 3 | 12000 | N | N | 1021 S 299TH PL |
| 011 | 515200 | 0100 | 9/11/03 | \$245,000 | 1280 | 540 | 8 | 1961 | 4 | 12000 | N | N | 30017 8TH AV S |
| 011 | 201970 | 0010 | 8/21/03 | \$260,000 | 1290 | 960 | 8 | 1978 | 3 | 10549 | Y | N | 739 SW 298TH PL |
| 011 | 201970 | 0090 | 7/14/04 | \$321,500 | 1290 | 910 | 8 | 1978 | 3 | 9112 | Y | N | 702 SW 298TH PL |
| 011 | 515190 | 0140 | 9/12/05 | \$314,000 | 1290 | 1290 | 8 | 1961 | 3 | 11200 | N | N | 618 S 298TH ST |
| 011 | 720531 | 0150 | 11/3/03 | \$333,750 | 1320 | 900 | 8 | 1976 | 4 | 11840 | Y | N | 306 SW 297TH ST |
| 011 | 515210 | 0110 | 8/3/04 | \$310,000 | 1330 | 820 | 8 | 1966 | 3 | 13860 | Y | N | 29505 9TH PL S |
| 011 | 515160 | 0040 | 7/16/04 | \$252,000 | 1340 | 700 | 8 | 1968 | 3 | 14850 | N | N | 29914 8TH PL S |
| 011 | 513720 | 0180 | 2/17/05 | \$305,000 | 1340 | 800 | 8 | 1974 | 3 | 10176 | N | N | 29619 2ND PL SW |
| 011 | 513720 | 0030 | 10/27/05 | \$505,000 | 1340 | 560 | 8 | 1971 | 4 | 9594 | Y | N | 219 SW 298TH PL |
| 011 | 515200 | 0260 | 5/12/03 | \$219,950 | 1350 | 1350 | 8 | 1967 | 3 | 12011 | N | N | 630 S 302ND ST |
| 011 | 515200 | 0070 | 4/7/04 | \$301,000 | 1350 | 1300 | 8 | 1961 | 4 | 13600 | N | N | 29858 6TH AV S |
| 011 | 720530 | 0070 | 8/16/04 | \$347,500 | 1350 | 500 | 8 | 2000 | 3 | 13375 | Y | N | 29920 2ND PL SW |
| 011 | 515160 | 0110 | 5/9/03 | \$224,450 | 1370 | 550 | 8 | 1961 | 4 | 12842 | N | N | 29825 8TH PL S |
| 011 | 233700 | 0080 | 11/16/04 | \$299,950 | 1380 | 0 | 8 | 1967 | 3 | 13300 | Y | N | 29800 5TH AV SW |
| 011 | 718300 | 0020 | 8/15/05 | \$450,000 | 1390 | 650 | 8 | 1964 | 3 | 9504 | Y | N | 112 S 296TH PL |
| 011 | 513710 | 0010 | 4/2/03 | \$290,000 | 1400 | 700 | 8 | 1976 | 3 | 10058 | Y | N | 29701 1ST AV S |
| 011 | 515200 | 0310 | 9/21/04 | \$247,950 | 1400 | 0 | 8 | 1968 | 3 | 17000 | N | N | 621 S 302ND ST |
| 011 | 513730 | 0100 | 5/18/04 | \$337,000 | 1400 | 600 | 8 | 1968 | 3 | 11592 | Y | N | 29626 2ND AV SW |
| 011 | 513710 | 0010 | 7/6/04 | \$351,000 | 1400 | 700 | 8 | 1976 | 3 | 10058 | Y | N | 29701 1ST AV S |
| 011 | 515200 | 0190 | 12/23/05 | \$320,000 | 1400 | 650 | 8 | 1963 | 4 | 11025 | N | N | 29859 6TH AV S |
| 011 | 062104 | 9116 | 4/9/04 | \$230,000 | 1410 | 600 | 8 | 1974 | 3 | 24829 | N | N | 30131 1ST AV S |
| 011 | 720520 | 0110 | 5/12/04 | \$377,900 | 1420 | 700 | 8 | 1970 | 3 | 14399 | Y | N | 439 SW 297TH ST |
| 011 | 720510 | 0020 | 8/12/04 | \$438,000 | 1420 | 710 | 8 | 1967 | 4 | 10660 | Y | N | 29721 4TH AV SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 011 | 515160 | 0186 | 6/12/03 | \$258,200 | 1430 | 1010 | 8 | 1962 | 4 | 18624 | N | N | 818 S 299TH PL |
| 011 | 718300 | 0140 | 5/13/05 | \$357,000 | 1450 | 1450 | 8 | 1964 | 4 | 11070 | Y | N | 29615 3RD PL S |
| 011 | 062104 | 9092 | 11/15/04 | \$297,500 | 1460 | 650 | 8 | 1964 | 4 | 10454 | Y | N | 29619 1ST AV S |
| 011 | 718300 | 0130 | 3/7/03 | \$349,950 | 1460 | 600 | 8 | 1965 | 3 | 11070 | Y | N | 29616 2ND PL S |
| 011 | 514980 | 0090 | 7/27/05 | \$319,950 | 1460 | 860 | 8 | 1961 | 4 | 12000 | N | N | 30012 8TH AV S |
| 011 | 513730 | 0140 | 5/28/04 | \$275,000 | 1470 | 600 | 8 | 1977 | 3 | 10600 | N | N | 29604 2ND AV SW |
| 011 | 516200 | 0010 | 3/15/05 | \$300,000 | 1480 | 1430 | 8 | 1977 | 3 | 18000 | N | N | 1330 S 293RD PL |
| 011 | 720580 | 0010 | 7/14/05 | \$416,000 | 1480 | 940 | 8 | 1967 | 4 | 13110 | Y | N | 28805 11TH AV S |
| 011 | 515296 | 0220 | 6/13/05 | \$590,000 | 1480 | 1000 | 8 | 1980 | 3 | 9700 | Y | N | 915 S MARINE HILLS WY |
| 011 | 515220 | 0010 | 8/19/03 | \$259,950 | 1500 | 570 | 8 | 1962 | 4 | 11050 | N | N | 30032 8TH AV S |
| 011 | 515220 | 0010 | 9/22/05 | \$321,000 | 1500 | 570 | 8 | 1962 | 4 | 11050 | N | N | 30032 8TH AV S |
| 011 | 515180 | 0055 | 12/6/04 | \$370,000 | 1500 | 0 | 8 | 1961 | 4 | 13664 | Y | N | 909 S 295TH PL |
| 011 | 186270 | 0270 | 5/23/05 | \$299,000 | 1510 | 0 | 8 | 1981 | 4 | 7650 | Y | N | 29609 3RD AV S |
| 011 | 515190 | 0160 | 6/16/04 | \$246,000 | 1510 | 0 | 8 | 1960 | 3 | 11890 | N | N | 604 S 298TH ST |
| 011 | 515160 | 0450 | 11/28/05 | \$230,000 | 1510 | 0 | 8 | 1961 | 3 | 12760 | N | N | 1161 S 299TH PL |
| 011 | 515190 | 0110 | 11/17/05 | \$310,100 | 1510 | 0 | 8 | 1960 | 4 | 11200 | N | N | 652 S 298TH ST |
| 011 | 515160 | 0347 | 7/13/03 | \$183,850 | 1520 | 0 | 8 | 1961 | 3 | 14700 | N | N | 1020 S 299TH PL |
| 011 | 039600 | 0050 | 8/1/05 | \$299,000 | 1520 | 0 | 8 | 1967 | 3 | 10695 | N | N | 30031 6TH AV SW |
| 011 | 515180 | 0025 | 8/23/04 | \$351,500 | 1530 | 1010 | 8 | 1962 | 3 | 17850 | N | N | 1033 S 295TH PL |
| 011 | 515180 | 0025 | 10/12/05 | \$449,000 | 1530 | 1010 | 8 | 1962 | 3 | 17850 | N | N | 1033 S 295TH PL |
| 011 | 039600 | 0110 | 3/10/04 | \$241,550 | 1540 | 0 | 8 | 1968 | 4 | 11430 | N | N | 30012 6TH AV SW |
| 011 | 720510 | 0040 | 4/28/04 | \$425,212 | 1540 | 1420 | 8 | 1976 | 4 | 13300 | Y | N | 29707 4TH AV SW |
| 011 | 516200 | 0400 | 5/18/04 | \$275,000 | 1560 | 1500 | 8 | 1977 | 3 | 12600 | N | N | 29310 13TH AV S |
| 011 | 186270 | 0210 | 10/5/05 | \$447,500 | 1560 | 1500 | 8 | 1980 | 3 | 10350 | Y | N | 29501 3RD AV S |
| 011 | 186270 | 0280 | 1/16/03 | \$219,950 | 1570 | 500 | 8 | 1981 | 3 | 9750 | N | N | 29608 3RD AV S |
| 011 | 720530 | 0060 | 9/20/04 | \$295,000 | 1570 | 0 | 8 | 1968 | 4 | 12035 | Y | N | 29926 2ND PL SW |
| 011 | 515296 | 0080 | 11/9/05 | \$524,000 | 1570 | 630 | 8 | 1977 | 4 | 9600 | Y | N | 28638 8TH PL S |
| 011 | 515296 | 0330 | 8/1/05 | \$499,750 | 1600 | 930 | 8 | 1975 | 3 | 9500 | Y | N | 1002 S 286TH PL |
| 011 | 515296 | 0400 | 12/24/03 | \$295,950 | 1610 | 750 | 8 | 1976 | 3 | 9175 | Y | N | 28707 11TH AV S |
| 011 | 516200 | 0420 | 4/8/05 | \$324,990 | 1610 | 840 | 8 | 1977 | 3 | 8250 | N | N | 1309 S 293RD PL |
| 011 | 515160 | 0305 | 3/4/05 | \$305,000 | 1620 | 1070 | 8 | 1958 | 4 | 12720 | Y | N | 927 S 296TH PL |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 515160 | 0020 | 12/20/04 | \$247,500 | 1620 | 0 | 8 | 1959 | 4 | 12000 | N | N | 1003 S 299TH PL |
| 011 | 515296 | 0510 | 10/14/03 | \$344,999 | 1620 | 900 | 8 | 1977 | 4 | 9500 | Y | N | 1105 S 287TH ST |
| 011 | 515160 | 0070 | 10/20/05 | \$264,200 | 1630 | 0 | 8 | 1959 | 3 | 12325 | N | N | 841 S 299TH PL |
| 011 | 119600 | 1145 | 1/21/03 | \$340,000 | 1640 | 1080 | 8 | 1955 | 4 | 13000 | Y | N | 29307 1ST AV S |
| 011 | 186270 | 0160 | 12/22/04 | \$375,000 | 1640 | 1130 | 8 | 1980 | 3 | 10500 | Y | N | 324 S 295TH PL |
| 011 | 186270 | 0130 | 6/24/04 | \$303,900 | 1660 | 1000 | 8 | 1980 | 3 | 17000 | Y | N | 29411 4TH AV S |
| 011 | 515220 | 0090 | 7/23/04 | \$278,950 | 1680 | 0 | 8 | 1961 | 4 | 10500 | N | N | 803 S 301ST PL |
| 011 | 515160 | 0465 | 12/11/03 | \$345,000 | 1700 | 1660 | 8 | 2002 | 3 | 13949 | N | N | 1150 S 299TH PL |
| 011 | 515160 | 0240 | 6/23/05 | \$389,305 | 1700 | 1700 | 8 | 1959 | 3 | 12540 | Y | N | 29607 9TH PL S |
| 011 | 543721 | 0160 | 8/22/03 | \$389,000 | 1710 | 1550 | 8 | 1974 | 4 | 9200 | Y | N | 142 S 295TH ST |
| 011 | 515296 | 0390 | 12/9/04 | \$385,000 | 1710 | 600 | 8 | 1977 | 3 | 10025 | Y | N | 28701 11TH AV S |
| 011 | 543721 | 0110 | 11/5/04 | \$374,450 | 1720 | 640 | 8 | 1977 | 3 | 8400 | Y | N | 164 S 295TH ST |
| 011 | 515180 | 0070 | 11/18/04 | \$365,000 | 1730 | 1090 | 8 | 1961 | 3 | 16500 | Y | N | 1040 S 295TH PL |
| 011 | 515180 | 0070 | 3/2/05 | \$405,000 | 1730 | 1090 | 8 | 1961 | 3 | 16500 | Y | N | 1040 S 295TH PL |
| 011 | 515180 | 0070 | 12/14/05 | \$480,000 | 1730 | 1090 | 8 | 1961 | 3 | 16500 | Y | N | 1040 S 295TH PL |
| 011 | 543721 | 0040 | 6/11/03 | \$363,000 | 1740 | 600 | 8 | 1976 | 4 | 9900 | Y | N | 119 S 295TH ST |
| 011 | 186270 | 0220 | 9/9/04 | \$366,000 | 1740 | 600 | 8 | 1980 | 4 | 8034 | Y | N | 29507 3RD AV S |
| 011 | 515200 | 0210 | 10/18/05 | \$397,500 | 1750 | 1530 | 8 | 1962 | 4 | 10880 | N | N | 611 S 301ST ST |
| 011 | 515190 | 0280 | 7/13/05 | \$320,000 | 1770 | 0 | 8 | 1960 | 3 | 14630 | N | N | 639 S 298TH ST |
| 011 | 513720 | 0110 | 4/19/04 | \$280,000 | 1790 | 0 | 8 | 1966 | 4 | 9858 | N | N | 29621 2ND AV SW |
| 011 | 186270 | 0240 | 2/7/05 | \$250,000 | 1820 | 0 | 8 | 1979 | 3 | 8240 | N | N | 29519 3RD AV S |
| 011 | 543720 | 0010 | 8/25/05 | \$566,950 | 1820 | 1010 | 8 | 1974 | 3 | 8100 | Y | N | 103 S 294TH PL |
| 011 | 515200 | 0090 | 8/4/04 | \$309,500 | 1860 | 700 | 8 | 1963 | 4 | 12000 | N | N | 620 S 301ST ST |
| 011 | 720530 | 0110 | 7/13/05 | \$300,000 | 1870 | 0 | 8 | 1974 | 3 | 9486 | Y | N | 29838 3RD AV SW |
| 011 | 119600 | 3130 | 8/26/03 | \$752,000 | 1890 | 1200 | 8 | 2001 | 3 | 12752 | Y | N | 316 SW 295TH PL |
| 011 | 720580 | 0020 | 5/24/04 | \$430,000 | 1950 | 1950 | 8 | 1968 | 4 | 13350 | Y | N | 28817 11TH AV S |
| 011 | 543720 | 0050 | 7/27/04 | \$370,000 | 2010 | 0 | 8 | 1976 | 3 | 8750 | Y | N | 135 S 294TH PL |
| 011 | 720520 | 0010 | 11/17/05 | \$497,500 | 2040 | 1140 | 8 | 1976 | 4 | 10584 | Y | N | 29605 7TH AV SW |
| 011 | 515190 | 0270 | 8/1/04 | \$252,000 | 2130 | 0 | 8 | 1961 | 4 | 11550 | N | N | 649 S 298TH ST |
| 011 | 186270 | 0300 | 6/9/05 | \$349,950 | 2190 | 0 | 8 | 1983 | 3 | 9350 | N | N | 29600 3RD AV S |
| 011 | 515160 | 0335 | 3/10/05 | \$395,000 | 2230 | 400 | 8 | 1969 | 4 | 12150 | N | N | 29644 9TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 011 | 720360 | 0730 | 4/24/04 | \$518,000 | 2240 | 0 | 8 | 2000 | 3 | 4243 | Y | N | 28440 SOUND VIEW DR S |
| 011 | 515200 | 0060 | 12/11/03 | \$230,000 | 2270 | 0 | 8 | 1961 | 4 | 10450 | N | N | 29848 6TH AV S |
| 011 | 515296 | 0440 | 4/5/04 | \$300,000 | 2390 | 0 | 8 | 1975 | 4 | 10500 | Y | N | 1107 S 287TH PL |
| 011 | 515260 | 0010 | 6/15/04 | \$249,950 | 2420 | 0 | 8 | 1966 | 3 | 10500 | N | N | 30202 8TH AV S |
| 011 | 516200 | 0250 | 3/26/04 | \$230,000 | 2700 | 0 | 8 | 1976 | 3 | 10850 | N | N | 29341 13TH AV S |
| 011 | 186270 | 0090 | 5/1/03 | \$248,000 | 2770 | 0 | 8 | 1982 | 3 | 12675 | N | N | 29440 4TH AV S |
| 011 | 515296 | 0610 | 2/20/03 | \$475,000 | 2770 | 0 | 8 | 1975 | 4 | 12560 | Y | N | 28638 11TH AV S |
| 011 | 516200 | 0210 | 2/24/03 | \$248,900 | 2820 | 0 | 8 | 1977 | 4 | 10800 | N | N | 29309 13TH AV S |
| 011 | 543720 | 0060 | 6/4/04 | \$485,000 | 2820 | 0 | 8 | 1974 | 4 | 9450 | Y | N | 141 S 294TH PL |
| 011 | 515296 | 0630 | 12/12/03 | \$425,000 | 2950 | 570 | 8 | 1975 | 4 | 14143 | Y | N | 28626 11TH AV S |
| 011 | 515180 | 0065 | 5/26/04 | \$372,500 | 1470 | 1200 | 9 | 1965 | 4 | 15225 | Y | N | 29522 9TH PL S |
| 011 | 515240 | 0050 | 10/28/05 | \$594,000 | 1570 | 1280 | 9 | 1962 | 3 | 14260 | Y | N | 920 S 294TH PL |
| 011 | 515296 | 0740 | 2/2/05 | \$702,000 | 1630 | 1630 | 9 | 1979 | 4 | 13425 | Y | N | 28529 10TH AV S |
| 011 | 513730 | 0090 | 3/8/05 | \$449,950 | 1650 | 600 | 9 | 1977 | 3 | 13375 | Y | N | 29634 2ND AV SW |
| 011 | 119600 | 2986 | 3/23/05 | \$385,000 | 1680 | 1060 | 9 | 1966 | 3 | 13600 | Y | N | 529 SW 294TH ST |
| 011 | 720570 | 0090 | 6/27/05 | \$540,000 | 1700 | 880 | 9 | 1968 | 3 | 12750 | Y | N | 28938 11TH AV S |
| 011 | 720580 | 0130 | 11/4/05 | \$384,000 | 1730 | 1190 | 9 | 1963 | 3 | 18939 | N | N | 28910 12TH AV S |
| 011 | 513710 | 0090 | 4/12/05 | \$525,000 | 1730 | 1100 | 9 | 1977 | 3 | 9540 | Y | N | 105 SW 299TH PL |
| 011 | 515200 | 0290 | 6/24/04 | \$280,000 | 1760 | 850 | 9 | 1963 | 4 | 10500 | N | N | 30207 8TH AV S |
| 011 | 515280 | 0130 | 9/13/05 | \$301,600 | 1760 | 0 | 9 | 1975 | 3 | 11259 | Y | N | 822 S 293RD ST |
| 011 | 513700 | 0150 | 9/18/03 | \$335,000 | 1770 | 700 | 9 | 1977 | 3 | 9500 | Y | N | 205 SW 299TH PL |
| 011 | 513700 | 0150 | 10/11/05 | \$510,000 | 1770 | 700 | 9 | 1977 | 3 | 9500 | Y | N | 205 SW 299TH PL |
| 011 | 720570 | 0010 | 8/8/05 | \$475,000 | 1800 | 1800 | 9 | 1976 | 3 | 11938 | Y | N | 1029 S 289TH ST |
| 011 | 720532 | 0180 | 4/20/04 | \$370,000 | 1810 | 1170 | 9 | 1978 | 4 | 8400 | Y | N | 29832 2ND PL SW |
| 011 | 720580 | 0040 | 5/4/04 | \$437,000 | 1820 | 1000 | 9 | 1972 | 4 | 15390 | Y | N | 28833 11TH AV S |
| 011 | 720520 | 0160 | 2/18/03 | \$416,000 | 1830 | 1530 | 9 | 1969 | 4 | 12000 | Y | N | 454 SW 297TH ST |
| 011 | 515292 | 0180 | 9/18/03 | \$455,000 | 1860 | 1690 | 9 | 1977 | 3 | 12350 | Y | N | 28903 8TH AV S |
| 011 | 543721 | 0080 | 12/22/03 | \$427,000 | 1900 | 650 | 9 | 1978 | 3 | 8700 | Y | N | 163 S 295TH ST |
| 011 | 515296 | 0270 | 2/23/05 | \$436,100 | 1910 | 1530 | 9 | 1976 | 3 | 10600 | Y | N | 1036 S 286TH PL |
| 011 | 720570 | 0040 | 8/17/05 | \$620,000 | 1910 | 600 | 9 | 1963 | 3 | 12000 | Y | N | 28933 11TH AV S |
| 011 | 515290 | 0060 | 4/12/04 | \$468,000 | 1970 | 970 | 9 | 1970 | 4 | 16480 | Y | N | 611 S 291ST ST |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 515160 | 0580 | 9/17/03 | \$367,400 | 1980 | 880 | 9 | 1960 | 4 | 15500 | N | N | 834 S 296TH PL |
| 011 | 515292 | 0210 | 10/31/05 | \$667,500 | 2040 | 940 | 9 | 1977 | 3 | 13205 | Y | N | 29001 8TH AV S |
| 011 | 515280 | 0090 | 2/24/03 | \$380,000 | 2050 | 1570 | 9 | 1972 | 4 | 13616 | Y | N | 932 S 293RD ST |
| 011 | 515292 | 0230 | 3/23/05 | \$555,000 | 2140 | 2020 | 9 | 1973 | 4 | 10000 | Y | N | 28822 8TH AV S |
| 011 | 515210 | 0030 | 10/17/05 | \$365,000 | 2190 | 0 | 9 | 1961 | 4 | 13300 | N | N | 29415 9TH PL S |
| 011 | 543720 | 0110 | 4/9/03 | \$444,950 | 2200 | 2200 | 9 | 1980 | 4 | 10200 | Y | N | 140 S 294TH PL |
| 011 | 543720 | 0110 | 3/24/04 | \$475,000 | 2200 | 2200 | 9 | 1980 | 4 | 10200 | Y | N | 140 S 294TH PL |
| 011 | 515190 | 0010 | 12/7/04 | \$389,995 | 2230 | 0 | 9 | 1969 | 4 | 12660 | N | N | 29600 8TH AV S |
| 011 | 119600 | 1590 | 3/23/04 | \$420,000 | 2250 | 430 | 9 | 2000 | 3 | 16752 | Y | N | 323 SW 293RD ST |
| 011 | 515210 | 0060 | 8/23/04 | \$367,100 | 2350 | 2060 | 9 | 1965 | 3 | 14000 | Y | N | 806 S 295TH PL |
| 011 | 543720 | 0130 | 4/28/04 | \$415,000 | 2370 | 0 | 9 | 1977 | 4 | 9500 | Y | N | 124 S 294TH PL |
| 011 | 543721 | 0020 | 2/21/03 | \$485,000 | 2390 | 1500 | 9 | 1992 | 3 | 10150 | Y | N | 105 S 295TH PL |
| 011 | 515292 | 0270 | 3/24/03 | \$397,500 | 2400 | 1750 | 9 | 1978 | 4 | 9300 | Y | N | 29002 8TH AV S |
| 011 | 515280 | 0110 | 8/30/04 | \$384,950 | 2400 | 0 | 9 | 1973 | 4 | 13708 | N | N | 912 S 293RD ST |
| 011 | 515250 | 0020 | 9/24/03 | \$445,000 | 2430 | 1210 | 9 | 1963 | 4 | 24200 | Y | N | 29417 7TH PL S |
| 011 | 515290 | 0100 | 5/10/04 | \$414,000 | 2450 | 350 | 9 | 1975 | 3 | 16756 | Y | N | 715 S 291ST ST |
| 011 | 513720 | 0070 | 5/23/03 | \$438,000 | 2520 | 1740 | 9 | 1977 | 4 | 9628 | Y | N | 212 SW 298TH PL |
| 011 | 119600 | 1585 | 4/9/03 | \$420,000 | 2520 | 0 | 9 | 1999 | 3 | 13001 | N | N | 308 SW 294TH ST |
| 011 | 119600 | 2938 | 7/7/03 | \$345,000 | 2550 | 780 | 9 | 1991 | 3 | 11250 | Y | N | 633 SW 295TH ST |
| 011 | 515160 | 0370 | 7/12/05 | \$470,000 | 2690 | 0 | 9 | 1993 | 3 | 13020 | N | N | 29621 11TH PL S |
| 011 | 119600 | 3105 | 11/11/03 | \$406,000 | 2740 | 350 | 9 | 1997 | 3 | 11376 | N | N | 319 SW 294TH ST |
| 011 | 720250 | 0100 | 5/8/03 | \$500,000 | 2900 | 0 | 9 | 1987 | 3 | 9760 | Y | N | 120 S 293RD ST |
| 011 | 543721 | 0090 | 8/25/03 | \$579,500 | 3000 | 0 | 9 | 1993 | 3 | 12800 | Y | N | 167 S 295TH PL |
| 011 | 119600 | 1350 | 7/25/05 | \$700,000 | 3050 | 0 | 9 | 1996 | 3 | 15000 | Y | N | 29309 2ND AV SW |
| 011 | 119600 | 3100 | 5/12/03 | \$630,000 | 3070 | 0 | 9 | 1997 | 3 | 14303 | Y | N | 29804 3RD PL SW |
| 011 | 543720 | 0160 | 2/3/03 | \$590,000 | 3330 | 0 | 9 | 2000 | 3 | 9594 | Y | N | 29410 1ST AV S |
| 011 | 515292 | 0060 | 10/10/03 | \$576,000 | 1650 | 1520 | 10 | 1984 | 3 | 16200 | Y | N | 28815 7TH AV S |
| 011 | 515270 | 0070 | 3/2/04 | \$495,000 | 1910 | 1700 | 10 | 1971 | 3 | 22800 | Y | N | 29039 7TH PL S |
| 011 | 515290 | 0050 | 6/2/03 | \$463,000 | 1990 | 1540 | 10 | 1974 | 3 | 15456 | Y | N | 29004 7TH PL S |
| 011 | 891420 | 0280 | 8/12/03 | \$570,000 | 2010 | 1560 | 10 | 1994 | 3 | 10818 | Y | N | 29901 1ST PL S |
| 011 | 891420 | 0310 | 6/13/03 | \$477,000 | 2190 | 1560 | 10 | 1995 | 3 | 9626 | Y | N | 29925 1ST PL S |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 011 | 119600 | 4222 | 1/3/03 | \$430,000 | 2420 | 1080 | 10 | 1995 | 3 | 12761 | Y | N | 625 SW 295TH PL |
| 011 | 515292 | 0070 | 4/24/03 | \$625,000 | 2450 | 960 | 10 | 1973 | 4 | 13000 | Y | N | 28833 7TH AV S |
| 011 | 515330 | 0150 | 1/21/05 | \$450,000 | 2540 | 1090 | 10 | 1991 | 3 | 10156 | Y | N | 914 S 291ST ST |
| 011 | 515280 | 0160 | 10/26/04 | \$525,000 | 2600 | 0 | 10 | 1966 | 3 | 13344 | Y | N | 764 S 293RD ST |
| 011 | 891420 | 0050 | 9/28/04 | \$415,000 | 2830 | 0 | 10 | 1994 | 3 | 10762 | N | N | 30030 1ST PLS |
| 011 | 720250 | 0050 | 10/15/03 | \$770,000 | 2860 | 1690 | 10 | 1989 | 3 | 14536 | Y | N | 153 S 293RD ST |
| 011 | 891420 | 0330 | 3/2/05 | \$485,000 | 2970 | 0 | 10 | 1994 | 3 | 9630 | N | N | 29932 1ST PLS |
| 011 | 891420 | 0150 | 4/14/04 | \$465,000 | 3010 | 0 | 10 | 1990 | 3 | 9618 | N | N | 30014 2ND CT S |
| 011 | 515330 | 0190 | 6/12/03 | \$599,950 | 3140 | 720 | 10 | 1991 | 3 | 9496 | Y | N | 29107 9TH PLS |
| 011 | 515330 | 0190 | 3/8/05 | \$710,000 | 3140 | 720 | 10 | 1991 | 3 | 9496 | Y | N | 29107 9TH PLS |
| 011 | 891420 | 0200 | 4/15/03 | \$437,500 | 3270 | 0 | 10 | 1992 | 3 | 8641 | N | N | 29924 2ND AV S |
| 011 | 891420 | 0240 | 8/24/04 | \$465,000 | 3300 | 0 | 10 | 1993 | 3 | 9618 | N | N | 152 S 299TH PL |
| 011 | 891420 | 0380 | 4/9/03 | \$454,950 | 3380 | 0 | 10 | 1990 | 3 | 9630 | Y | N | 29935 2ND AV S |
| 011 | 891420 | 0090 | 7/29/05 | \$560,000 | 3430 | 0 | 10 | 1994 | 3 | 10640 | N | N | 135 S 300TH PL |
| 011 | 119600 | 3940 | 8/10/04 | \$707,500 | 3770 | 0 | 10 | 2000 | 3 | 12752 | Y | N | 393 SW 295TH PL |
| 011 | 052104 | 9224 | 9/15/03 | \$676,000 | 4190 | 0 | 10 | 2000 | 3 | 9772 | Y | N | 149 S 293RD PL |
| 011 | 052104 | 9135 | 6/18/04 | \$875,000 | 6160 | 1300 | 10 | 1990 | 3 | 16061 | Y | N | 108 S 293RD PL |
| 011 | 515298 | 0120 | 11/2/04 | \$815,500 | 2190 | 2240 | 11 | 1987 | 3 | 15375 | Y | N | 404 S 289TH ST |
| 011 | 515293 | 0130 | 9/27/04 | \$645,350 | 2370 | 850 | 11 | 1978 | 3 | 13786 | Y | N | 812 S MARINE HILLS WY |
| 011 | 515293 | 0130 | 1/11/05 | \$660,000 | 2370 | 850 | 11 | 1978 | 3 | 13786 | Y | N | 812 S MARINE HILLS WY |
| 011 | 515298 | 0010 | 2/6/04 | \$764,000 | 2420 | 1550 | 11 | 2004 | 3 | 15504 | Y | N | 28922 5TH AV S |
| 011 | 515298 | 0010 | 2/21/05 | \$855,000 | 2420 | 1550 | 11 | 2004 | 3 | 15504 | Y | N | 28922 5TH AV S |
| 011 | 515298 | 0140 | 5/1/03 | \$639,900 | 2550 | 1550 | 11 | 1981 | 3 | 10660 | Y | N | 401 S 289TH ST |
| 011 | 515330 | 0060 | 7/15/04 | \$609,000 | 3480 | 1440 | 11 | 1990 | 3 | 10217 | Y | N | 933 S 291ST ST |
| 014 | 321020 | 0235 | 12/2/04 | \$299,950 | 860 | 400 | 5 | 1930 | 4 | 10285 | Y | Y | 31015 51ST AV SW |
| 014 | 416660 | 0646 | 12/1/03 | \$266,000 | 1580 | 0 | 5 | 1918 | 4 | 37534 | Y | N | 30420 28TH AV SW |
| 014 | 321020 | 0319 | 11/19/03 | \$169,999 | 810 | 0 | 6 | 1955 | 3 | 15046 | N | N | 5421 SW DASH POINT RD |
| 014 | 416710 | 0295 | 10/7/04 | \$824,500 | 910 | 0 | 6 | 1962 | 3 | 15681 | Y | Y | 3030 SW 301ST ST |
| 014 | 102103 | 9015 | 6/3/03 | \$195,000 | 1000 | 0 | 6 | 1933 | 4 | 24868 | N | N | 5209 SW 316TH PL |
| 014 | 515320 | 0621 | 9/24/03 | \$179,000 | 1390 | 0 | 6 | 1950 | 4 | 18750 | N | N | 1216 SW DASH POINT RD |
| 014 | 416710 | 0240 | 10/11/05 | \$287,500 | 1440 | 0 | 6 | 1925 | 3 | 16819 | N | N | 30018 31ST AV SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 014 | 062104 | 9047 | 7/16/04 | \$630,000 | 1760 | 0 | 6 | 1946 | 3 | 32160 | Y | Y | 1240 SW 296TH ST |
| 014 | 189850 | 0020 | 4/9/04 | \$178,000 | 840 | 0 | 7 | 1967 | 3 | 9600 | N | N | 31615 54TH AV SW |
| 014 | 515320 | 0607 | 9/21/05 | \$259,500 | 1000 | 500 | 7 | 1958 | 3 | 21336 | N | N | 1221 SW 304TH ST |
| 014 | 005100 | 0130 | 1/29/03 | \$193,000 | 1010 | 1010 | 7 | 1961 | 3 | 12000 | N | N | 30425 21ST AV SW |
| 014 | 189860 | 0160 | 3/27/03 | \$189,950 | 1060 | 0 | 7 | 1969 | 3 | 9528 | N | N | 31806 53RD AV SW |
| 014 | 189850 | 0140 | 8/27/03 | \$174,000 | 1080 | 0 | 7 | 1968 | 3 | 9611 | N | N | 31816 54TH AV SW |
| 014 | 189850 | 0090 | 9/19/05 | \$215,000 | 1080 | 0 | 7 | 1968 | 3 | 9521 | N | N | 31855 54TH AV SW |
| 014 | 515320 | 0450 | 9/27/05 | \$215,000 | 1090 | 0 | 7 | 1962 | 3 | 20900 | N | N | 30402 12TH AV SW |
| 014 | 416770 | 0100 | 3/25/03 | \$198,000 | 1100 | 600 | 7 | 1963 | 3 | 9680 | N | N | 2404 SW 307TH ST |
| 014 | 189870 | 0300 | 1/29/03 | \$185,000 | 1100 | 340 | 7 | 1972 | 3 | 9200 | N | N | 4906 SW 314TH PL |
| 014 | 189870 | 0060 | 5/4/04 | \$188,500 | 1100 | 0 | 7 | 1970 | 3 | 9765 | N | N | 5005 SW 314TH PL |
| 014 | 321020 | 0340 | 10/5/05 | \$299,500 | 1100 | 540 | 7 | 1978 | 3 | 15840 | N | N | 5344 SW 316TH PL |
| 014 | 514930 | 0210 | 6/19/03 | \$190,000 | 1120 | 800 | 7 | 1977 | 3 | 14000 | N | N | 30633 15TH PL SW |
| 014 | 416770 | 0090 | 9/24/03 | \$195,000 | 1120 | 570 | 7 | 1963 | 3 | 9680 | N | N | 2232 SW 307TH ST |
| 014 | 514930 | 0170 | 3/11/03 | \$212,000 | 1120 | 800 | 7 | 1976 | 3 | 15000 | N | N | 30632 15TH PL SW |
| 014 | 416770 | 0250 | 5/30/03 | \$215,000 | 1120 | 1100 | 7 | 1963 | 3 | 9600 | N | N | 2223 SW 307TH ST |
| 014 | 515320 | 0375 | 7/10/03 | \$203,000 | 1120 | 0 | 7 | 1963 | 3 | 43560 | N | N | 1266 SW 304TH ST |
| 014 | 416760 | 0030 | 5/25/05 | \$242,500 | 1120 | 850 | 7 | 1961 | 3 | 12054 | N | N | 30837 21ST AV SW |
| 014 | 416770 | 0090 | 12/15/04 | \$244,950 | 1120 | 570 | 7 | 1963 | 3 | 9680 | N | N | 2232 SW 307TH ST |
| 014 | 184080 | 0050 | 2/12/03 | \$215,000 | 1150 | 0 | 7 | 1957 | 3 | 15197 | N | N | 4900 SW 310TH ST |
| 014 | 321020 | 0356 | 6/21/05 | \$235,000 | 1160 | 750 | 7 | 1968 | 3 | 14864 | N | N | 31529 53RD AV SW |
| 014 | 012103 | 9068 | 10/28/04 | \$580,000 | 1160 | 850 | 7 | 1983 | 3 | 12196 | Y | Y | 30201 33RD AV SW |
| 014 | 514930 | 0270 | 8/30/05 | \$250,000 | 1180 | 510 | 7 | 1979 | 3 | 12675 | N | N | 1427 SW 306TH ST |
| 014 | 515320 | 0455 | 7/26/05 | \$240,500 | 1190 | 0 | 7 | 1950 | 3 | 24400 | N | N | 30168 12TH AV SW |
| 014 | 416790 | 0300 | 5/19/05 | \$250,000 | 1190 | 480 | 7 | 1976 | 3 | 9720 | N | N | 2222 SW 308TH ST |
| 014 | 416730 | 0120 | 1/30/03 | \$242,500 | 1200 | 800 | 7 | 1977 | 3 | 7140 | N | N | 30604 24TH AV SW |
| 014 | 416730 | 0120 | 3/14/05 | \$273,000 | 1200 | 800 | 7 | 1977 | 3 | 7140 | N | N | 30604 24TH AV SW |
| 014 | 321020 | 0357 | 7/8/05 | \$236,000 | 1200 | 0 | 7 | 1967 | 3 | 10103 | N | N | 31527 53RD AV SW |
| 014 | 321020 | 0358 | 10/13/03 | \$192,000 | 1200 | 0 | 7 | 1967 | 2 | 10566 | N | N | 31519 53RD AV SW |
| 014 | 195460 | 0140 | 7/28/05 | \$327,750 | 1240 | 600 | 7 | 1962 | 3 | 13500 | Y | N | 1007 SW 298TH ST |
| 014 | 515320 | 0441 | 10/28/04 | \$430,000 | 1270 | 530 | 7 | 1977 | 3 | 41630 | N | N | 1030 SW DASH POINT RD |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 014 | 515320 | 0427 | 6/11/03 | \$229,990 | 1280 | 0 | 7 | 1986 | 3 | 35172 | N | N | 30149 10TH AV SW |
| 014 | 515320 | 0666 | 8/3/05 | \$263,000 | 1280 | 620 | 7 | 1968 | 3 | 18000 | N | N | 1458 SW DASH POINT RD |
| 014 | 515320 | 0427 | 6/23/05 | \$290,000 | 1280 | 0 | 7 | 1986 | 3 | 35172 | N | N | 30149 10TH AV SW |
| 014 | 515320 | 0480 | 7/3/03 | \$245,000 | 1300 | 940 | 7 | 1963 | 3 | 27810 | N | N | 30030 12TH AV SW |
| 014 | 321020 | 0351 | 12/28/04 | \$299,950 | 1300 | 710 | 7 | 1963 | 3 | 22000 | N | N | 5320 SW 316TH PL |
| 014 | 515320 | 0480 | 8/1/05 | \$318,000 | 1300 | 940 | 7 | 1963 | 3 | 27810 | N | N | 30030 12TH AV SW |
| 014 | 515320 | 0346 | 4/5/04 | \$279,950 | 1310 | 610 | 7 | 1958 | 3 | 16000 | N | N | 30121 12TH AV SW |
| 014 | 321020 | 0374 | 5/12/03 | \$181,750 | 1320 | 0 | 7 | 1978 | 3 | 12884 | N | N | 5102 SW 316TH PL |
| 014 | 515320 | 0641 | 6/22/05 | \$225,000 | 1320 | 700 | 7 | 1977 | 3 | 18000 | N | N | 1330 SW DASH POINT RD |
| 014 | 195460 | 0125 | 12/28/04 | \$250,000 | 1320 | 700 | 7 | 1973 | 3 | 13020 | N | N | 29834 11TH AV SW |
| 014 | 515320 | 0396 | 4/16/04 | \$199,000 | 1360 | 0 | 7 | 1962 | 3 | 15600 | N | N | 1440 SW 304TH ST |
| 014 | 122103 | 9166 | 7/28/05 | \$214,000 | 1360 | 0 | 7 | 1983 | 3 | 16555 | N | N | 30430 21ST AV SW |
| 014 | 416790 | 0190 | 8/23/05 | \$259,950 | 1370 | 440 | 7 | 1976 | 3 | 10800 | N | N | 2236 SW 309TH ST |
| 014 | 416790 | 0080 | 7/3/03 | \$250,000 | 1380 | 1000 | 7 | 1977 | 3 | 10736 | N | N | 2121 SW 309TH CT |
| 014 | 515320 | 0591 | 7/9/04 | \$219,000 | 1400 | 0 | 7 | 1956 | 3 | 26500 | N | N | 1253 SW 304TH ST |
| 014 | 184090 | 0045 | 11/18/05 | \$410,000 | 1400 | 920 | 7 | 1966 | 3 | 10224 | Y | N | 30841 50TH AV SW |
| 014 | 515320 | 0681 | 2/25/05 | \$206,250 | 1410 | 0 | 7 | 2003 | 3 | 18000 | N | N | 1538 SW DASH POINT RD |
| 014 | 195460 | 0091 | 3/22/05 | \$399,950 | 1420 | 990 | 7 | 1961 | 3 | 13485 | Y | N | 29856 12TH AV SW |
| 014 | 416790 | 0180 | 11/29/04 | \$209,000 | 1430 | 440 | 7 | 1976 | 3 | 8625 | N | N | 2239 SW 309TH ST |
| 014 | 416790 | 0180 | 5/9/05 | \$258,000 | 1430 | 440 | 7 | 1976 | 3 | 8625 | N | N | 2239 SW 309TH ST |
| 014 | 416730 | 0140 | 8/5/05 | \$320,000 | 1430 | 500 | 7 | 1976 | 3 | 7548 | N | N | 2408 SW 306TH PL |
| 014 | 416780 | 0150 | 8/26/04 | \$269,900 | 1450 | 0 | 7 | 1968 | 3 | 9660 | Y | N | 30714 26TH AV SW |
| 014 | 416790 | 0230 | 6/16/05 | \$311,000 | 1450 | 700 | 7 | 1975 | 3 | 11500 | N | N | 2216 SW 309TH PL |
| 014 | 211650 | 0110 | 2/12/03 | \$222,000 | 1460 | 1030 | 7 | 1985 | 3 | 14840 | N | N | 4423 SW 313TH ST |
| 014 | 012103 | 9101 | 10/8/04 | \$277,950 | 1460 | 0 | 7 | 1947 | 3 | 33105 | N | N | 30011 23RD AV SW |
| 014 | 515320 | 0486 | 10/25/05 | \$269,450 | 1490 | 0 | 7 | 1955 | 3 | 27810 | N | N | 30020 12TH AV SW |
| 014 | 515320 | 0540 | 2/2/05 | \$400,000 | 1500 | 0 | 7 | 1950 | 4 | 45000 | Y | N | 30022 10TH AV SW |
| 014 | 514930 | 0050 | 6/5/03 | \$220,000 | 1510 | 0 | 7 | 1977 | 3 | 12600 | N | N | 1516 SW 308TH PL |
| 014 | 321020 | 0375 | 6/15/04 | \$229,950 | 1560 | 0 | 7 | 1978 | 3 | 25584 | N | N | 5231 SW DASH POINT RD |
| 014 | 178990 | 0080 | 4/24/03 | \$188,950 | 1570 | 0 | 7 | 1981 | 3 | 15570 | N | N | 2216 SW DASH POINT RD |
| 014 | 416660 | 0375 | 4/8/03 | \$230,000 | 1580 | 0 | 7 | 1934 | 4 | 15343 | N | N | 30044 30TH AV SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 014 | 321020 | 0105 | 9/18/03 | \$335,000 | 1680 | 0 | 7 | 1988 | 3 | 5556 | Y | N | 31060 53RD AV SW |
| 014 | 102103 | 9049 | 5/6/03 | \$272,000 | 1710 | 0 | 7 | 1997 | 3 | 40560 | N | N | 5440 SW 320TH ST |
| 014 | 189870 | 0070 | 12/22/05 | \$279,950 | 1730 | 0 | 7 | 1970 | 3 | 9555 | N | N | 31413 50TH AV SW |
| 014 | 189870 | 0330 | 7/17/03 | \$205,000 | 1770 | 0 | 7 | 1970 | 4 | 9600 | N | N | 5006 SW 314TH PL |
| 014 | 515320 | 0581 | 7/15/04 | \$230,000 | 1850 | 1010 | 7 | 1957 | 3 | 27000 | N | N | 1405 SW 304TH ST |
| 014 | 416770 | 0270 | 3/25/03 | \$195,400 | 1870 | 0 | 7 | 1963 | 3 | 9600 | N | N | 2207 SW 307TH ST |
| 014 | 514930 | 0040 | 4/13/05 | \$288,297 | 1930 | 0 | 7 | 1976 | 3 | 15000 | N | N | 1519 SW 308TH PL |
| 014 | 012103 | 9073 | 1/13/03 | \$670,000 | 1980 | 330 | 7 | 1989 | 3 | 27007 | Y | Y | 3140 SW 302ND PL |
| 014 | 515320 | 0410 | 4/12/05 | \$248,000 | 2020 | 0 | 7 | 1962 | 3 | 15500 | N | N | 30037 10TH AV SW |
| 014 | 416770 | 0120 | 7/28/05 | \$290,000 | 2120 | 0 | 7 | 1966 | 3 | 9600 | N | N | 2420 SW 307TH ST |
| 014 | 189831 | 0460 | 12/15/05 | \$245,800 | 1000 | 0 | 8 | 1984 | 3 | 7882 | N | N | 32415 51ST AV SW |
| 014 | 189830 | 0310 | 4/18/03 | \$193,500 | 1030 | 380 | 8 | 1986 | 3 | 7237 | N | N | 32600 51ST PL SW |
| 014 | 189830 | 0310 | 4/13/05 | \$246,000 | 1030 | 380 | 8 | 1986 | 3 | 7237 | N | N | 32600 51ST PL SW |
| 014 | 189830 | 0080 | 9/17/03 | \$200,000 | 1060 | 280 | 8 | 1983 | 3 | 8388 | N | N | 5126 SW 326TH ST |
| 014 | 189831 | 0170 | 11/3/03 | \$250,000 | 1100 | 620 | 8 | 1987 | 3 | 17993 | N | N | 5416 SW 326TH CT |
| 014 | 189831 | 0170 | 4/15/05 | \$298,250 | 1100 | 620 | 8 | 1987 | 3 | 17993 | N | N | 5416 SW 326TH CT |
| 014 | 873218 | 0270 | 7/25/03 | \$210,000 | 1120 | 290 | 8 | 1986 | 3 | 7200 | N | N | 4601 SW 327TH ST |
| 014 | 873218 | 0170 | 8/18/04 | \$216,000 | 1120 | 310 | 8 | 1985 | 3 | 7297 | N | N | 4518 SW 327TH ST |
| 014 | 873218 | 0200 | 2/18/03 | \$203,000 | 1130 | 310 | 8 | 1985 | 3 | 7225 | N | N | 32611 45TH CT SW |
| 014 | 873219 | 0360 | 5/4/04 | \$228,100 | 1130 | 820 | 8 | 1978 | 3 | 8960 | N | N | 4937 SW 324TH PL |
| 014 | 873218 | 0130 | 4/8/04 | \$245,000 | 1130 | 310 | 8 | 1985 | 3 | 10010 | N | N | 32606 46TH CT SW |
| 014 | 873219 | 0950 | 1/3/03 | \$197,000 | 1170 | 400 | 8 | 1979 | 3 | 9000 | N | N | 32642 50TH PL SW |
| 014 | 873219 | 0990 | 9/19/05 | \$288,500 | 1170 | 840 | 8 | 1979 | 3 | 7350 | N | N | 4908 SW 327TH PL |
| 014 | 195460 | 0110 | 9/4/03 | \$369,900 | 1210 | 500 | 8 | 1962 | 3 | 13020 | Y | N | 29863 10TH AV SW |
| 014 | 211570 | 0180 | 9/15/04 | \$260,000 | 1220 | 930 | 8 | 1980 | 3 | 7650 | N | N | 31236 47TH PL SW |
| 014 | 211572 | 0210 | 3/14/05 | \$241,950 | 1220 | 0 | 8 | 1987 | 3 | 5000 | N | N | 4803 SW 315TH PL |
| 014 | 873219 | 0570 | 10/20/03 | \$202,000 | 1240 | 780 | 8 | 1978 | 3 | 7500 | N | N | 4901 SW 325TH PL |
| 014 | 873219 | 0330 | 1/26/04 | \$235,000 | 1240 | 810 | 8 | 1979 | 3 | 7725 | N | N | 32430 50TH PL SW |
| 014 | 189831 | 0090 | 7/19/04 | \$253,000 | 1240 | 360 | 8 | 1987 | 3 | 7613 | N | N | 5128 SW 324TH PL |
| 014 | 189831 | 0440 | 5/9/03 | \$232,150 | 1290 | 630 | 8 | 1987 | 3 | 7350 | N | N | 5115 SW 324TH PL |
| 014 | 189830 | 0020 | 7/8/04 | \$242,349 | 1290 | 480 | 8 | 1983 | 3 | 7257 | N | N | 32424 51ST AV SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 014 | 873218 | 0140 | 11/15/04 | \$253,950 | 1300 | 290 | 8 | 1986 | 3 | 10031 | N | N | 32610 46TH CT SW |
| 014 | 211572 | 0420 | 12/8/05 | \$264,950 | 1300 | 0 | 8 | 1987 | 3 | 5000 | N | N | 31423 47TH PL SW |
| 014 | 189830 | 0110 | 12/16/03 | \$219,000 | 1330 | 440 | 8 | 1987 | 3 | 7629 | N | N | 32520 52ND PL SW |
| 014 | 873219 | 0850 | 6/5/03 | \$190,000 | 1340 | 410 | 8 | 1979 | 3 | 9520 | N | N | 32600 49TH CT SW |
| 014 | 012103 | 9025 | 3/4/05 | \$290,000 | 1340 | 460 | 8 | 1979 | 3 | 43124 | N | N | 30331 18TH AV SW |
| 014 | 211572 | 0080 | 2/23/04 | \$208,000 | 1350 | 0 | 8 | 1985 | 3 | 5003 | N | N | 4748 SW 314TH PL |
| 014 | 189830 | 0170 | 7/6/04 | \$212,200 | 1370 | 0 | 8 | 1983 | 3 | 8380 | N | N | 32533 52ND PL SW |
| 014 | 873219 | 0320 | 5/6/03 | \$202,000 | 1390 | 940 | 8 | 1979 | 3 | 7931 | N | N | 32428 50TH PL SW |
| 014 | 873219 | 0780 | 1/22/03 | \$207,000 | 1390 | 480 | 8 | 1979 | 3 | 9200 | N | N | 4901 SW 327TH PL |
| 014 | 873219 | 0680 | 2/10/05 | \$242,000 | 1390 | 460 | 8 | 1979 | 3 | 7500 | N | N | 32633 50TH PL SW |
| 014 | 873219 | 0670 | 12/16/05 | \$295,000 | 1390 | 380 | 8 | 1979 | 3 | 7500 | N | N | 32625 50TH PL SW |
| 014 | 195460 | 0200 | 2/25/05 | \$352,000 | 1400 | 400 | 8 | 1967 | 3 | 11160 | Y | N | 29834 10TH AV SW |
| 014 | 893750 | 0050 | 10/17/05 | \$332,000 | 1400 | 500 | 8 | 1975 | 3 | 15525 | N | N | 30217 24TH AV SW |
| 014 | 189832 | 0220 | 7/6/05 | \$299,450 | 1410 | 540 | 8 | 1986 | 3 | 9600 | N | N | 5131 SW 327TH PL |
| 014 | 873219 | 0450 | 5/7/04 | \$220,000 | 1420 | 580 | 8 | 1978 | 3 | 7200 | N | N | 32425 50TH CT SW |
| 014 | 893750 | 0160 | 5/31/05 | \$370,500 | 1420 | 0 | 8 | 1964 | 3 | 17050 | N | N | 30040 24TH AV SW |
| 014 | 893750 | 0100 | 6/27/05 | \$323,000 | 1440 | 770 | 8 | 1966 | 3 | 17600 | N | N | 30244 24TH AV SW |
| 014 | 184080 | 0105 | 1/8/03 | \$199,950 | 1480 | 820 | 8 | 1961 | 3 | 12100 | N | N | 31003 48TH AV SW |
| 014 | 122103 | 9145 | 3/29/05 | \$335,000 | 1480 | 520 | 8 | 1977 | 3 | 15246 | N | N | 2003 SW 304TH ST |
| 014 | 515320 | 0411 | 12/5/05 | \$418,000 | 1490 | 1440 | 8 | 1995 | 3 | 15700 | N | N | 30041 10TH AV SW |
| 014 | 189832 | 0290 | 4/21/03 | \$205,000 | 1500 | 340 | 8 | 1986 | 3 | 7763 | N | N | 32706 51ST PL SW |
| 014 | 873219 | 0720 | 10/9/03 | \$215,000 | 1500 | 620 | 8 | 1979 | 3 | 8100 | N | N | 32719 50TH PL SW |
| 014 | 189890 | 0280 | 6/21/04 | \$316,999 | 1500 | 880 | 8 | 1999 | 3 | 20271 | N | N | 33107 47TH AV W |
| 014 | 211570 | 0110 | 4/12/04 | \$260,000 | 1510 | 790 | 8 | 1980 | 3 | 7700 | N | N | 4739 SW 313TH PL |
| 014 | 189830 | 0050 | 7/28/04 | \$214,950 | 1510 | 0 | 8 | 1983 | 3 | 8329 | N | N | 32427 51ST AV SW |
| 014 | 112103 | 9059 | 9/2/03 | \$662,500 | 1510 | 1350 | 8 | 1948 | 3 | 60112 | Y | Y | 4326 SW 307TH ST |
| 014 | 416770 | 0210 | 7/27/05 | \$242,000 | 1520 | 0 | 8 | 1966 | 3 | 9600 | N | N | 2419 SW 307TH ST |
| 014 | 515320 | 0657 | 10/21/03 | \$230,000 | 1540 | 1540 | 8 | 1958 | 3 | 18000 | N | N | 1426 SW DASH POINT RD |
| 014 | 085050 | 0040 | 3/2/04 | \$275,000 | 1540 | 880 | 8 | 1976 | 3 | 16200 | N | N | 30300 19TH PL SW |
| 014 | 195460 | 0175 | 9/12/03 | \$280,000 | 1590 | 860 | 8 | 1973 | 3 | 13950 | N | N | 29860 9TH AV SW |
| 014 | 873218 | 0220 | 1/5/05 | \$251,500 | 1610 | 0 | 8 | 1989 | 3 | 9982 | N | N | 32601 45TH CT SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 014 | 515320 | 0345 | 5/25/05 | \$310,000 | 1620 | 930 | 8 | 1960 | 4 | 16000 | N | N | 30129 12TH AV SW |
| 014 | 873218 | 0150 | 2/14/05 | \$257,000 | 1620 | 0 | 8 | 1986 | 3 | 7647 | N | N | 32616 46TH CT SW |
| 014 | 211572 | 0020 | 3/10/04 | \$233,000 | 1650 | 0 | 8 | 1987 | 3 | 5000 | N | N | 4712 SW 314TH PL |
| 014 | 211572 | 0400 | 4/15/03 | \$206,800 | 1660 | 0 | 8 | 1987 | 3 | 5608 | N | N | 4719 SW 314TH PL |
| 014 | 189832 | 0110 | 6/21/04 | \$251,300 | 1690 | 0 | 8 | 1987 | 3 | 8855 | N | N | 5141 SW 326TH PL |
| 014 | 189832 | 0030 | 7/31/03 | \$215,200 | 1700 | 0 | 8 | 1987 | 3 | 8586 | N | N | 5134 SW 326TH PL |
| 014 | 189832 | 0300 | 8/13/03 | \$221,500 | 1700 | 0 | 8 | 1987 | 3 | 7764 | N | N | 32700 51ST PL SW |
| 014 | 211572 | 0480 | 8/19/03 | \$218,400 | 1730 | 0 | 8 | 1987 | 3 | 5277 | N | N | 4748 SW 315TH PL |
| 014 | 211572 | 0340 | 4/2/04 | \$228,000 | 1730 | 0 | 8 | 1987 | 3 | 5000 | N | N | 31438 47TH PL SW |
| 014 | 184090 | 0015 | 8/1/05 | \$330,000 | 1750 | 520 | 8 | 1982 | 3 | 14250 | N | N | 31015 50TH AV SW |
| 014 | 012103 | 9122 | 8/12/03 | \$359,950 | 1750 | 640 | 8 | 1964 | 4 | 20473 | N | N | 30218 21ST AV SW |
| 014 | 189831 | 0250 | 3/19/03 | \$218,910 | 1790 | 0 | 8 | 1988 | 3 | 7399 | N | N | 5319 SW 326TH ST |
| 014 | 189831 | 0250 | 10/21/04 | \$254,950 | 1790 | 0 | 8 | 1988 | 3 | 7399 | N | N | 5319 SW 326TH ST |
| 014 | 178990 | 0060 | 5/1/03 | \$338,500 | 1800 | 560 | 8 | 1959 | 3 | 31336 | N | N | 2253 SW 313TH ST |
| 014 | 189831 | 0290 | 7/22/04 | \$245,000 | 1820 | 0 | 8 | 1987 | 3 | 10583 | N | N | 5328 SW 326TH ST |
| 014 | 189831 | 0100 | 4/28/05 | \$287,000 | 1830 | 0 | 8 | 1987 | 3 | 8514 | N | N | 5134 SW 324TH PL |
| 014 | 189831 | 0380 | 9/28/04 | \$257,500 | 1850 | 0 | 8 | 1984 | 3 | 9066 | N | N | 5225 SW 324TH PL |
| 014 | 189831 | 0360 | 6/20/05 | \$285,500 | 1850 | 0 | 8 | 1987 | 3 | 8387 | N | N | 32412 53RD PL SW |
| 014 | 189832 | 0270 | 10/20/04 | \$268,500 | 1870 | 0 | 8 | 1987 | 3 | 10105 | N | N | 32720 51ST PL SW |
| 014 | 515320 | 0030 | 8/11/05 | \$660,000 | 1870 | 820 | 8 | 1987 | 3 | 15000 | Y | N | 1247 SW 296TH ST |
| 014 | 189832 | 0340 | 6/9/03 | \$225,000 | 1880 | 0 | 8 | 1987 | 3 | 9597 | N | N | 32622 51ST PL SW |
| 014 | 211572 | 0350 | 1/16/03 | \$210,000 | 1900 | 0 | 8 | 1987 | 3 | 5000 | N | N | 31432 47TH PL SW |
| 014 | 802950 | 0230 | 9/1/05 | \$356,000 | 1900 | 0 | 8 | 1988 | 3 | 9570 | N | N | 32823 47TH AV SW |
| 014 | 189832 | 0310 | 8/30/05 | \$299,500 | 1910 | 0 | 8 | 1987 | 3 | 7766 | N | N | 32640 51ST PL SW |
| 014 | 211572 | 0550 | 1/5/04 | \$243,500 | 1920 | 0 | 8 | 1987 | 3 | 5000 | N | N | 4737 SW 314TH PL |
| 014 | 873218 | 0280 | 3/20/03 | \$210,000 | 1950 | 0 | 8 | 1985 | 3 | 7200 | N | N | 4607 SW 327TH ST |
| 014 | 873218 | 0280 | 7/21/04 | \$261,000 | 1950 | 0 | 8 | 1985 | 3 | 7200 | N | N | 4607 SW 327TH ST |
| 014 | 189890 | 0060 | 2/12/04 | \$280,000 | 1960 | 0 | 8 | 1999 | 3 | 8853 | N | N | 4630 SW 333RD CT |
| 014 | 189890 | 0250 | 9/14/05 | \$349,950 | 1960 | 0 | 8 | 1999 | 3 | 11602 | N | N | 33019 47TH AV SW |
| 014 | 189890 | 0060 | 8/29/05 | \$349,500 | 1960 | 0 | 8 | 1999 | 3 | 8853 | N | N | 4630 SW 333RD CT |
| 014 | 012103 | 9032 | 10/24/05 | \$533,000 | 1970 | 1780 | 8 | 1966 | 4 | 26136 | Y | N | 29926 21ST AV SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 014 | 211570 | 0210 | 8/17/05 | \$290,000 | 1980 | 0 | 8 | 1980 | 3 | 8400 | N | N | 4720 SW 312TH PL |
| 014 | 941269 | 0010 | 5/10/05 | \$313,000 | 1990 | 0 | 8 | 1998 | 3 | 9600 | N | N | 30724 21ST AV SW |
| 014 | 189831 | 0330 | 8/18/04 | \$269,900 | 2010 | 0 | 8 | 1984 | 3 | 8794 | N | N | 32413 53RD PL SW |
| 014 | 211572 | 0370 | 3/10/05 | \$268,500 | 2030 | 0 | 8 | 1985 | 3 | 5000 | N | N | 31420 47TH PL SW |
| 014 | 211572 | 0370 | 11/8/05 | \$319,000 | 2030 | 0 | 8 | 1985 | 3 | 5000 | N | N | 31420 47TH PL SW |
| 014 | 941269 | 0040 | 10/18/04 | \$324,000 | 2040 | 0 | 8 | 1998 | 3 | 9600 | N | N | 30816 21ST AV SW |
| 014 | 873218 | 0290 | 11/4/04 | \$269,950 | 2050 | 0 | 8 | 1985 | 3 | 7200 | N | N | 4613 SW 327TH ST |
| 014 | 515320 | 0350 | 1/25/05 | \$303,000 | 2080 | 680 | 8 | 1974 | 4 | 16000 | N | N | 30143 12TH AV SW |
| 014 | 873219 | 0280 | 5/19/04 | \$225,000 | 2090 | 0 | 8 | 1979 | 3 | 8064 | N | N | 32415 50TH PL SW |
| 014 | 211572 | 0510 | 4/5/05 | \$272,000 | 2090 | 0 | 8 | 1986 | 3 | 5000 | N | N | 31434 48TH PL SW |
| 014 | 189890 | 0170 | 6/25/04 | \$350,000 | 2100 | 840 | 8 | 1999 | 4 | 13133 | N | N | 4623 SW 330TH CT |
| 014 | 189890 | 0030 | 6/21/04 | \$314,950 | 2100 | 0 | 8 | 1999 | 3 | 11303 | N | N | 4621 SW 333RD CT |
| 014 | 515320 | 0185 | 9/15/05 | \$574,500 | 2100 | 1660 | 8 | 1977 | 3 | 23300 | Y | N | 1234 SW 300TH PL |
| 014 | 102103 | 9018 | 11/7/03 | \$355,000 | 2100 | 0 | 8 | 1989 | 3 | 40225 | N | N | 31722 53RD AV SW |
| 014 | 112103 | 9128 | 4/29/03 | \$262,000 | 2120 | 0 | 8 | 1993 | 3 | 35200 | N | N | 31102 44TH AV SW |
| 014 | 802950 | 0160 | 9/21/05 | \$349,950 | 2150 | 0 | 8 | 1989 | 3 | 7339 | N | N | 4627 SW 328TH PL |
| 014 | 211570 | 0090 | 7/28/03 | \$221,000 | 2160 | 0 | 8 | 1979 | 3 | 8750 | N | N | 4742 SW 313TH PL |
| 014 | 515320 | 0046 | 5/27/04 | \$430,000 | 2180 | 1330 | 8 | 1961 | 4 | 15030 | Y | N | 1425 SW 296TH ST |
| 014 | 122103 | 9161 | 7/21/05 | \$384,500 | 2390 | 600 | 8 | 1981 | 3 | 44866 | N | N | 1851 SW 304TH ST |
| 014 | 515320 | 0010 | 6/23/04 | \$590,000 | 2400 | 930 | 8 | 1988 | 3 | 17616 | Y | N | 29633 MARINE VIEW DR SW |
| 014 | 112103 | 9016 | 8/20/03 | \$355,000 | 2490 | 0 | 8 | 1988 | 3 | 22575 | N | N | 31204 44TH AV SW |
| 014 | 184090 | 0035 | 7/21/05 | \$570,000 | 2590 | 1080 | 8 | 1980 | 3 | 14378 | Y | N | 30903 45TH PL SW |
| 014 | 515320 | 0036 | 7/17/03 | \$377,500 | 2600 | 0 | 8 | 1988 | 3 | 14954 | Y | N | 1405 SW 296TH ST |
| 014 | 189890 | 0080 | 7/19/05 | \$410,000 | 2680 | 0 | 8 | 1999 | 3 | 14707 | N | N | 33128 47TH AV SW |
| 014 | 189831 | 0200 | 3/24/03 | \$258,900 | 2940 | 0 | 8 | 1984 | 3 | 9270 | N | N | 5409 SW 326TH CT |
| 014 | 802952 | 0290 | 6/6/03 | \$255,000 | 1210 | 520 | 9 | 1994 | 3 | 7564 | N | N | 32819 50TH PL SW |
| 014 | 012103 | 9144 | 5/22/03 | \$362,500 | 1620 | 1600 | 9 | 1984 | 3 | 43124 | N | N | 30303 18TH AV SW |
| 014 | 012103 | 9116 | 8/15/03 | \$319,000 | 1760 | 880 | 9 | 1985 | 3 | 18295 | N | N | 30228 21ST AV SW |
| 014 | 184090 | 0070 | 7/16/03 | \$375,000 | 1910 | 740 | 9 | 1979 | 3 | 14790 | Y | N | 31108 50TH PL SW |
| 014 | 802950 | 0080 | 8/15/05 | \$425,000 | 1960 | 0 | 9 | 1990 | 3 | 8037 | N | N | 4605 SW 328TH PL |
| 014 | 802952 | 0280 | 10/13/03 | \$270,000 | 2090 | 0 | 9 | 1994 | 3 | 8759 | N | N | 32820 50TH PL SW |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 014 | 195460 | 0155 | 6/16/03 | \$392,000 | 2110 | 1210 | 9 | 1999 | 3 | 13950 | N | N | 29826 9TH AV SW |
| 014 | 195460 | 0150 | 6/13/03 | \$383,500 | 2250 | 1220 | 9 | 1998 | 3 | 13950 | N | N | 29816 9TH AV SW |
| 014 | 802950 | 0060 | 12/20/05 | \$429,700 | 2320 | 0 | 9 | 1989 | 3 | 9719 | N | N | 4610 SW 328TH PL |
| 014 | 802951 | 0050 | 6/17/03 | \$318,000 | 2350 | 0 | 9 | 1991 | 3 | 10678 | N | N | 32817 49TH AV SW |
| 014 | 802952 | 0055 | 5/2/05 | \$465,000 | 2360 | 830 | 9 | 2002 | 3 | 9450 | Y | N | 33129 49TH AV SW |
| 014 | 802950 | 0090 | 9/23/05 | \$433,950 | 2370 | 530 | 9 | 1993 | 3 | 7496 | N | N | 4609 SW 328TH PL |
| 014 | 802950 | 0030 | 4/21/04 | \$300,000 | 2380 | 0 | 9 | 1988 | 3 | 8258 | N | N | 4628 SW 328TH PL |
| 014 | 195460 | 0170 | 7/20/05 | \$534,500 | 2410 | 0 | 9 | 1990 | 3 | 13950 | N | N | 29848 9TH AV SW |
| 014 | 802950 | 0500 | 8/19/04 | \$400,000 | 2420 | 870 | 9 | 1990 | 3 | 8086 | N | N | 32910 48TH AV SW |
| 014 | 189820 | 0010 | 10/24/03 | \$303,400 | 2430 | 0 | 9 | 1989 | 3 | 9494 | N | N | 4626 SW 327TH PL |
| 014 | 802950 | 0640 | 4/25/03 | \$355,000 | 2440 | 1450 | 9 | 1990 | 3 | 9682 | N | N | 32906 46TH CT SW |
| 014 | 802950 | 0570 | 3/16/05 | \$392,000 | 2590 | 200 | 9 | 1989 | 3 | 9193 | N | N | 32902 47TH AV SW |
| 014 | 802951 | 0300 | 4/22/05 | \$406,500 | 2680 | 0 | 9 | 1992 | 3 | 10565 | N | N | 32912 49TH AV SW |
| 014 | 802951 | 0070 | 2/14/03 | \$315,000 | 2730 | 0 | 9 | 1991 | 3 | 10433 | N | N | 4902 SW 329TH WY |
| 014 | 005070 | 0050 | 9/18/03 | \$529,500 | 2740 | 280 | 9 | 1995 | 3 | 15427 | N | N | 30215 17TH AV S |
| 014 | 893750 | 0330 | 6/15/05 | \$664,000 | 2810 | 0 | 9 | 1974 | 3 | 17575 | Y | N | 30009 24TH AV SW |
| 014 | 416710 | 0275 | 6/3/03 | \$435,000 | 2990 | 0 | 9 | 1989 | 3 | 14800 | N | N | 30051 30TH AV SW |
| 014 | 416710 | 0275 | 7/20/04 | \$450,000 | 2990 | 0 | 9 | 1989 | 3 | 14800 | N | N | 30051 30TH AV SW |
| 014 | 416660 | 0673 | 9/19/03 | \$418,000 | 3001 | 0 | 9 | 1974 | 4 | 35490 | Y | N | 2615 SW 306TH PL |
| 014 | 119600 | 4560 | 8/15/05 | \$800,000 | 3050 | 1400 | 9 | 1989 | 3 | 11261 | Y | N | 926 SW 296TH ST |
| 014 | 122103 | 9001 | 4/2/05 | \$699,950 | 3390 | 0 | 9 | 1987 | 3 | 116826 | N | N | 1827 SW 304TH ST |
| 014 | 112103 | 9058 | 2/17/05 | \$795,000 | 3660 | 1080 | 9 | 1982 | 3 | 32234 | Y | Y | 30855 50TH PL SW |
| 014 | 195460 | 0040 | 6/15/04 | \$523,500 | 4050 | 0 | 9 | 1968 | 3 | 14000 | Y | N | 29605 11TH AV SW |
| 014 | 321020 | 0115 | 11/26/03 | \$533,500 | 2110 | 1600 | 10 | 1972 | 4 | 23894 | Y | Y | 31050 53RD AV SW |
| 014 | 802952 | 0050 | 7/29/04 | \$427,000 | 2320 | 530 | 10 | 1999 | 3 | 10080 | Y | N | 33105 49TH AV SW |
| 014 | 184090 | 0025 | 8/4/03 | \$382,000 | 2390 | 0 | 10 | 1998 | 3 | 23214 | N | N | 5014 SW 310TH ST |
| 014 | 119600 | 4695 | 10/18/04 | \$710,000 | 2570 | 690 | 10 | 1991 | 3 | 16101 | Y | N | 29514 12TH AV SW |
| 014 | 802951 | 0150 | 7/29/04 | \$470,000 | 2700 | 1440 | 10 | 1990 | 3 | 12390 | Y | N | 32920 49TH PL SW |
| 014 | 005050 | 0090 | 6/23/03 | \$500,000 | 2850 | 1440 | 10 | 1990 | 3 | 15001 | Y | N | 30147 16TH AV SW |
| 014 | 802952 | 0200 | 6/16/03 | \$359,950 | 2920 | 0 | 10 | 1993 | 3 | 10664 | N | N | 4943 SW 329TH WY |
| 014 | 802951 | 0230 | 4/11/05 | \$584,900 | 2980 | 0 | 10 | 1991 | 3 | 11424 | Y | N | 4923 SW 330TH ST |

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 014 | 802951 | 0240 | 9/18/04 | \$589,500 | 3170 | 1630 | 10 | 1993 | 3 | 11189 | Y | N | 4915 SW 330TH ST |
| 014 | 802951 | 0180 | 1/12/05 | \$580,000 | 3170 | 1180 | 10 | 1993 | 3 | 13664 | Y | N | 32915 49TH PL SW |
| 014 | 005050 | 0080 | 12/8/05 | \$650,000 | 3450 | 0 | 10 | 1989 | 3 | 15001 | Y | N | 30137 16TH AV SW |
| 014 | 012103 | 9119 | 3/18/04 | \$579,500 | 3680 | 0 | 10 | 1998 | 3 | 28314 | Y | N | 30019 21ST AV SW |
| 014 | 005050 | 0010 | 9/9/05 | \$753,000 | 3740 | 0 | 10 | 1993 | 3 | 22632 | Y | N | 30015 16TH AV SW |
| 014 | 195460 | 0190 | 10/28/03 | \$629,000 | 3830 | 0 | 10 | 2000 | 3 | 11160 | Y | N | 29863 9TH AV SW |
| 014 | 661350 | 0040 | 9/24/04 | \$892,000 | 2970 | 1320 | 11 | 1990 | 3 | 30549 | Y | Y | 3626 SW DASH POINT RD |
| 014 | 005050 | 0030 | 11/14/05 | \$1,010,000 | 2970 | 2440 | 11 | 1991 | 3 | 15002 | Y | N | 30035 16TH AV SW |

Improved Sales Removed from this Annual Update Analysis

Area 52

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 009 | 052104 | 9073 | 12/31/03 | \$350,000 | STATEMENT TO DOR; |
| 009 | 052104 | 9074 | 9/7/04 | \$395,000 | RELOCATION - SALE BY SERVICE |
| 009 | 052104 | 9074 | 8/31/04 | \$395,000 | RELOCATION - SALE TO SERVICE |
| 009 | 052104 | 9081 | 5/16/05 | \$200,000 | %NetCond ActivePermitBeforeSale>25K |
| 009 | 052104 | 9081 | 11/19/04 | \$165,000 | 1031 TRADE %NetCond ActivePermitBeforeSale>25K |
| 009 | 052104 | 9101 | 6/11/03 | \$640,000 | %Compl |
| 009 | 119600 | 0005 | 1/23/03 | \$497,000 | ImpCountBANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 119600 | 2395 | 11/26/03 | \$189,000 | DORRatio |
| 009 | 172204 | 9011 | 4/18/05 | \$310,000 | EXEMPT FROM EXCISE TAX; |
| 009 | 172204 | 9065 | 3/24/03 | \$1,138,876 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 172204 | 9180 | 3/10/05 | \$310,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 179580 | 0030 | 4/16/03 | \$475,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 200900 | 0475 | 11/14/05 | \$618,100 | Lack of Representation-Year Built |
| 009 | 200900 | 0820 | 8/30/03 | \$103,500 | NON-REPRESENTATIVE SALE |
| 009 | 200900 | 1424 | 3/9/05 | \$1,500,000 | DORRatio |
| 009 | 200900 | 1630 | 7/8/04 | \$325,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 202204 | 9017 | 1/17/03 | \$196,659 | EXEMPT FROM EXCISE TAX |
| 009 | 202204 | 9017 | 8/22/03 | \$188,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 009 | 322204 | 9027 | 7/15/05 | \$820,000 | PARTIAL INTEREST (103, 102, Etc.); |
| 009 | 322204 | 9119 | 3/1/05 | \$600,000 | STATEMENT TO DOR %Compl |
| 009 | 506740 | 0043 | 8/22/05 | \$399,990 | NON-REPRESENTATIVE SALE |
| 009 | 506740 | 0120 | 1/12/04 | \$1,300,000 | ImpCount |
| 009 | 506840 | 0095 | 2/3/05 | \$200,000 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 009 | 506840 | 0107 | 5/27/03 | \$630,000 | RELOCATION - SALE BY SERVICE |
| 009 | 506840 | 0107 | 5/27/03 | \$630,000 | RELOCATION - SALE TO SERVICE |
| 009 | 511940 | 0115 | 9/24/04 | \$695,000 | ImpCount |
| 009 | 609300 | 0065 | 9/8/05 | \$560,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 720360 | 0070 | 7/22/03 | \$578,000 | UnFinArea |
| 009 | 720420 | 0070 | 5/12/04 | \$1,295,000 | Lack of Representation-Grade12 |
| 009 | 953660 | 0322 | 7/18/03 | \$135,000 | NON-REPRESENTATIVE SALE |
| 009 | 953660 | 1270 | 5/11/04 | \$200,000 | %Compl |
| 010 | 025130 | 0150 | 4/11/03 | \$235,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 087390 | 0240 | 6/14/04 | \$255,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 292204 | 9084 | 9/8/03 | \$24,897 | DORRatio |
| 010 | 292204 | 9084 | 8/6/05 | \$63,813 | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio |
| 010 | 292204 | 9093 | 9/5/03 | \$185,000 | Diagnostic Outlier-SAS |
| 010 | 322204 | 9001 | 10/30/03 | \$98,000 | DORRatio |
| 010 | 322204 | 9172 | 8/10/04 | \$1,450,000 | Lack of Representation-Grade12 |
| 010 | 419300 | 0020 | 8/6/04 | \$175,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 419300 | 0030 | 12/18/04 | \$150,000 | NON-REPRESENTATIVE SALE |
| 010 | 419300 | 0090 | 2/18/05 | \$233,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 506740 | 0146 | 9/30/04 | \$200,000 | Diagnostic Outlier-SAS |
| 010 | 506740 | 0155 | 1/15/04 | \$325,000 | RELOCATION - SALE BY SERVICE |
| 010 | 506740 | 0155 | 12/18/03 | \$325,000 | RELOCATION - SALE TO SERVICE |
| 010 | 506740 | 0159 | 11/10/05 | \$423,000 | %Compl |

Improved Sales Removed from this Annual Update Analysis

Area 52

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 010 | 506740 | 0159 | 7/7/04 | \$52,000 | DORRatio |
| 010 | 506840 | 0117 | 3/29/04 | \$325,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 638510 | 0170 | 9/8/05 | \$119,000 | QUIT CLAIM DEED; |
| 010 | 720300 | 0500 | 3/16/05 | \$268,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 720300 | 0528 | 9/23/05 | \$132,000 | DORRatio |
| 010 | 720300 | 0650 | 8/5/03 | \$172,400 | NON-REPRESENTATIVE SALE |
| 010 | 720300 | 0800 | 9/10/03 | \$230,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 010 | 720360 | 1405 | 10/5/05 | \$200,000 | Lack of Representation-Grade4 |
| 010 | 720360 | 1410 | 5/30/03 | \$177,500 | Lack of Representation-Grade4 |
| 010 | 720360 | 1465 | 2/27/04 | \$203,000 | MOBILE HOME |
| 010 | 720360 | 1485 | 5/21/03 | \$373,000 | NON-REPRESENTATIVE SALE |
| 010 | 720360 | 1650 | 4/11/05 | \$589,500 | Diagnostic Outlier-SAS |
| 010 | 720360 | 1680 | 5/19/05 | \$245,000 | ImpCountPARTIAL INTEREST (103, 102, Etc.); |
| 010 | 720360 | 1680 | 6/9/05 | \$245,000 | ImpCountPARTIAL INTEREST (103, 102, Etc.); |
| 010 | 720420 | 0130 | 9/5/03 | \$299,900 | Diagnostic Outlier-SAS |
| 010 | 720540 | 0185 | 5/1/03 | \$74,480 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 010 | 720540 | 0290 | 11/24/03 | \$499,950 | QUESTIONABLE PER SALES IDENTIFICATION |
| 010 | 752270 | 0130 | 2/3/04 | \$218,389 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 752270 | 0140 | 5/13/03 | \$171,950 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 010 | 752400 | 0290 | 3/18/03 | \$151,800 | NON-REPRESENTATIVE SALE |
| 010 | 752410 | 0080 | 7/11/05 | \$230,700 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 010 | 752410 | 0120 | 5/10/04 | \$218,000 | RELOCATION - SALE BY SERVICE |
| 010 | 752410 | 0120 | 5/7/04 | \$218,000 | RELOCATION - SALE TO SERVICE |
| 010 | 752410 | 0410 | 10/21/03 | \$160,000 | STATEMENT TO DOR; |
| 010 | 953660 | 0325 | 2/10/05 | \$295,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; |
| 010 | 953660 | 0365 | 8/18/03 | \$349,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 953660 | 0380 | 3/26/04 | \$260,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 953660 | 0380 | 1/28/05 | \$305,000 | RELOCATION - SALE BY SERVICE |
| 010 | 953660 | 0380 | 1/26/05 | \$305,000 | RELOCATION - SALE TO SERVICE |
| 010 | 953660 | 0910 | 11/20/03 | \$94,000 | NON-REPRESENTATIVE SALE |
| 010 | 953660 | 1086 | 3/14/05 | \$200,000 | QUIT CLAIM DEED |
| 010 | 953660 | 1759 | 1/12/04 | \$115,000 | DORRatio |
| 010 | 953660 | 1861 | 9/23/03 | \$172,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 953660 | 1955 | 5/23/03 | \$72,997 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 010 | 953660 | 2075 | 12/26/03 | \$160,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 953720 | 0020 | 1/27/05 | \$169,699 | QUIT CLAIM DEED; |
| 010 | 953800 | 0040 | 12/21/04 | \$80,246 | QUIT CLAIM DEED; |
| 011 | 039600 | 0150 | 10/27/05 | \$225,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 052104 | 9038 | 1/10/04 | \$190,000 | QUIT CLAIM DEED; |
| 011 | 062104 | 9116 | 6/12/03 | \$85,399 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 011 | 062104 | 9130 | 3/16/05 | \$850,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 119600 | 3105 | 7/22/03 | \$387,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 119600 | 3105 | 11/11/03 | \$406,000 | RELOCATION - SALE TO SERVICE |
| 011 | 119600 | 3810 | 5/8/03 | \$439,900 | MULTI-PARCEL SALE |
| 011 | 186270 | 0380 | 2/16/05 | \$292,500 | RELOCATION - SALE BY SERVICE |

Improved Sales Removed from this Annual Update Analysis

Area 52

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 011 | 186270 | 0380 | 12/29/04 | \$285,000 | RELOCATION - SALE TO SERVICE |
| 011 | 233680 | 0050 | 12/24/03 | \$176,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 513700 | 0070 | 11/10/05 | \$420,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 513730 | 0100 | 9/15/05 | \$73,028 | QUIT CLAIM DEED; |
| 011 | 515160 | 0135 | 1/7/03 | \$160,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 515160 | 0330 | 5/7/04 | \$155,000 | DORRatio |
| 011 | 515160 | 0475 | 6/13/03 | \$100,000 | DORRatio |
| 011 | 515160 | 0535 | 6/14/05 | \$537,000 | RELOCATION - SALE BY SERVICE |
| 011 | 515160 | 0535 | 6/14/05 | \$537,000 | RELOCATION - SALE TO SERVICE |
| 011 | 515190 | 0140 | 3/11/03 | \$239,694 | RELOCATION - SALE BY SERVICE |
| 011 | 515190 | 0140 | 3/11/03 | \$239,694 | RELOCATION - SALE TO SERVICE |
| 011 | 515200 | 0010 | 4/12/05 | \$345,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 515200 | 0290 | 3/12/04 | \$222,700 | EXEMPT FROM EXCISE TAX |
| 011 | 515220 | 0090 | 7/19/04 | \$52,500 | QUIT CLAIM DEED DORRatio |
| 011 | 515230 | 0020 | 10/24/03 | \$139,900 | DORRatio |
| 011 | 515270 | 0170 | 9/11/03 | \$447,000 | RELOCATION - SALE BY SERVICE |
| 011 | 515270 | 0170 | 9/11/03 | \$447,000 | RELOCATION - SALE TO SERVICE |
| 011 | 515280 | 0080 | 10/17/03 | \$384,500 | RELOCATION - SALE BY SERVICE |
| 011 | 515280 | 0080 | 10/17/03 | \$384,500 | RELOCATION - SALE TO SERVICE |
| 011 | 515280 | 0100 | 3/24/03 | \$355,000 | RELOCATION - SALE BY SERVICE |
| 011 | 515280 | 0100 | 3/24/03 | \$355,000 | RELOCATION - SALE TO SERVICE |
| 011 | 515280 | 0190 | 4/20/05 | \$695,000 | RELOCATION - SALE BY SERVICE |
| 011 | 515280 | 0190 | 4/11/05 | \$695,000 | RELOCATION - SALE TO SERVICE |
| 011 | 515291 | 0030 | 4/21/05 | \$445,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 515291 | 0100 | 2/26/04 | \$765,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 515292 | 0090 | 1/2/03 | \$429,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 011 | 515296 | 0400 | 10/1/03 | \$250,000 | CONTRACT OR CASH SALE |
| 011 | 515298 | 0260 | 7/30/03 | \$81,250 | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio |
| 011 | 515330 | 0030 | 2/3/05 | \$600,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 516200 | 0290 | 8/17/05 | \$300,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 543721 | 0110 | 12/10/03 | \$146,000 | QUIT CLAIM DEED; |
| 011 | 720500 | 0080 | 3/3/03 | \$187,000 | RELOCATION - SALE BY SERVICE |
| 011 | 720500 | 0080 | 3/3/03 | \$187,000 | RELOCATION - SALE TO SERVICE |
| 011 | 720560 | 0030 | 3/5/03 | \$230,000 | EXEMPT FROM EXCISE TAX |
| 011 | 720560 | 0030 | 8/8/03 | \$238,000 | RELOCATION - SALE BY SERVICE |
| 011 | 720560 | 0140 | 10/26/04 | \$41,674 | QUIT CLAIM DEED; |
| 011 | 720570 | 0050 | 1/31/03 | \$132,750 | QUIT CLAIM DEED DORRatio |
| 011 | 720580 | 0100 | 11/23/05 | \$445,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 891420 | 0080 | 10/20/03 | \$438,750 | RELOCATION - SALE BY SERVICE |
| 011 | 891420 | 0080 | 10/17/03 | \$438,750 | RELOCATION - SALE TO SERVICE |
| 011 | 891420 | 0340 | 7/29/04 | \$475,000 | RELOCATION - SALE BY SERVICE |
| 011 | 891420 | 0340 | 7/29/04 | \$475,000 | RELOCATION - SALE TO SERVICE |
| 014 | 005070 | 0100 | 5/7/03 | \$206,830 | PARTIAL INTEREST (103, 102, Etc.); |
| 014 | 005100 | 0150 | 9/3/03 | \$110,000 | NON-REPRESENTATIVE SALE |
| 014 | 012103 | 9005 | 10/20/03 | \$650,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed from this Annual Update Analysis

Area 52

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 014 | 062104 | 9044 | 3/18/03 | \$224,290 | PARTIAL INTEREST (103, 102, Etc.); |
| 014 | 102103 | 9007 | 7/9/04 | \$234,500 | %Compl DORRatio |
| 014 | 112103 | 9007 | 7/8/03 | \$550,000 | QUIT CLAIM DEED; |
| 014 | 112103 | 9056 | 4/4/03 | \$130,000 | DORRatio |
| 014 | 119600 | 2795 | 3/12/04 | \$420,000 | RELOCATION - SALE BY SERVICE |
| 014 | 119600 | 2795 | 3/13/04 | \$420,000 | RELOCATION - SALE TO SERVICE |
| 014 | 142103 | 9060 | 7/14/03 | \$65,000 | EXEMPT FROM EXCISE TAX DORRatio |
| 014 | 142103 | 9067 | 4/29/03 | \$110,000 | Diagnostic Outlier-SAS |
| 014 | 142103 | 9078 | 11/26/04 | \$377,000 | Diagnostic Outlier-SAS |
| 014 | 178980 | 0015 | 7/7/04 | \$364,000 | STATEMENT TO DOR; |
| 014 | 184080 | 0015 | 6/23/03 | \$73,000 | DORRatio |
| 014 | 184090 | 0020 | 4/23/04 | \$38,646 | QUIT CLAIM DEED; |
| 014 | 189831 | 0080 | 10/20/04 | \$208,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 189831 | 0170 | 11/3/03 | \$250,000 | RELOCATION - SALE TO SERVICE |
| 014 | 189831 | 0320 | 4/2/03 | \$169,500 | EXEMPT FROM EXCISE TAX |
| 014 | 189850 | 0040 | 9/23/04 | \$130,000 | NON-REPRESENTATIVE SALE |
| 014 | 189870 | 0340 | 10/20/03 | \$174,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 189890 | 0120 | 6/2/04 | \$339,950 | RELOCATION - SALE BY SERVICE |
| 014 | 189890 | 0120 | 6/17/04 | \$339,950 | RELOCATION - SALE TO SERVICE |
| 014 | 189890 | 0180 | 5/5/05 | \$435,000 | RELOCATION - SALE BY SERVICE |
| 014 | 189890 | 0180 | 4/28/05 | \$435,000 | RELOCATION - SALE TO SERVICE |
| 014 | 195460 | 0050 | 7/11/03 | \$505,000 | ImpCount |
| 014 | 195460 | 0115 | 5/9/05 | \$390,000 | UnFinArea |
| 014 | 195460 | 0115 | 7/27/04 | \$350,000 | UnFinArea |
| 014 | 195460 | 0120 | 2/8/05 | \$360,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 014 | 195460 | 0196 | 1/18/05 | \$500,000 | NON-REPRESENTATIVE SALE |
| 014 | 211570 | 0200 | 10/21/04 | \$267,000 | RELOCATION - SALE BY SERVICE |
| 014 | 211570 | 0200 | 10/20/04 | \$267,000 | RELOCATION - SALE TO SERVICE |
| 014 | 211572 | 0150 | 8/11/04 | \$224,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 014 | 211572 | 0420 | 12/8/05 | \$264,950 | CORRECTION DEED |
| 014 | 211572 | 0470 | 1/1/03 | \$212,000 | RELOCATION - SALE BY SERVICE |
| 014 | 321020 | 0145 | 5/19/03 | \$665,000 | ImpCount |
| 014 | 321020 | 0351 | 3/18/04 | \$176,000 | BUILDER OR DEVELOPER SALES |
| 014 | 416660 | 0185 | 10/14/03 | \$510,000 | %Compl DORRatio |
| 014 | 416730 | 0120 | 6/7/04 | \$225,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 014 | 416730 | 0120 | 1/23/04 | \$209,235 | FORCED SALE; EXEMPT FROM EXCISE TAX |
| 014 | 416770 | 0160 | 12/3/04 | \$195,500 | Lack of Representation-Residual |
| 014 | 416770 | 0290 | 8/16/04 | \$135,000 | NON-REPRESENTATIVE SALE |
| 014 | 416780 | 0050 | 10/31/03 | \$71,931 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 014 | 416780 | 0050 | 3/2/05 | \$102,771 | QUIT CLAIM DEED; |
| 014 | 514930 | 0090 | 7/23/03 | \$224,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 515320 | 0075 | 3/25/03 | \$376,462 | FORCED SALE |
| 014 | 515320 | 0336 | 10/22/03 | \$270,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 014 | 515320 | 0375 | 5/1/03 | \$220,000 | EXEMPT FROM EXCISE TAX |
| 014 | 515320 | 0395 | 12/30/05 | \$260,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |

Improved Sales Removed from this Annual Update Analysis**Area 52****(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 014 | 515320 | 0405 | 3/30/04 | \$350,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 515320 | 0470 | 7/26/04 | \$280,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 014 | 515320 | 0475 | 7/11/05 | \$286,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 515320 | 0525 | 12/29/04 | \$250,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 515320 | 0591 | 10/16/03 | \$150,400 | NON-REPRESENTATIVE SALE |
| 014 | 515320 | 0621 | 3/31/03 | \$154,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 014 | 515320 | 0637 | 7/9/04 | \$179,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 515320 | 0662 | 2/9/05 | \$224,900 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 802950 | 0330 | 6/23/04 | \$295,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 014 | 802950 | 0650 | 5/5/05 | \$390,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 014 | 802951 | 0230 | 3/30/05 | \$584,900 | RELOCATION - SALE TO SERVICE |
| 014 | 873219 | 0400 | 5/18/04 | \$29,477 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 014 | 889420 | 0010 | 12/22/04 | \$160,000 | %Compl |
| 014 | 889420 | 0020 | 3/8/05 | \$176,940 | %Compl |
| 014 | 889420 | 0030 | 12/23/04 | \$165,000 | PrevImp<=25K |
| 014 | 889420 | 0040 | 12/23/04 | \$205,000 | PrevImp<=25K |
| 014 | 889420 | 0050 | 3/23/05 | \$270,000 | PrevImp<=25K |
| 014 | 889420 | 0060 | 12/22/04 | \$190,000 | %Compl |
| 014 | 889420 | 0070 | 8/24/05 | \$735,000 | %Compl |
| 014 | 889420 | 0070 | 12/23/04 | \$185,000 | %Compl |
| 014 | 889420 | 0090 | 12/22/04 | \$170,000 | %Compl |
| 014 | 889420 | 0100 | 9/26/05 | \$689,950 | %Compl |
| 014 | 889420 | 0110 | 9/26/05 | \$699,950 | DORRatio |
| 014 | 889420 | 0130 | 1/20/05 | \$255,000 | %Compl |
| 014 | 889420 | 0140 | 12/23/04 | \$250,000 | %Compl |
| 014 | 889420 | 0170 | 9/23/05 | \$699,950 | %Compl |
| 014 | 889420 | 0190 | 12/23/04 | \$147,500 | %Compl |
| 014 | 889420 | 0230 | 12/23/04 | \$300,000 | %Compl |
| 014 | 893750 | 0300 | 10/18/04 | \$135,000 | %Compl DORRatio |
| 014 | 893750 | 0300 | 4/27/04 | \$125,000 | %Compl DORRatio |

Vacant Sales Used in this Annual Update Analysis
Area 52

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 9 | 119600 | 0315 | 2/4/05 | 395000 | 18900 | Y | Y |
| 9 | 172204 | 9171 | 4/22/03 | 290000 | 12768 | Y | N |
| 9 | 200900 | 1170 | 5/4/04 | 30000 | 5100 | Y | Y |
| 9 | 201380 | 1528 | 3/31/04 | 140000 | 34380 | N | N |
| 9 | 201380 | 1645 | 5/29/03 | 65000 | 20580 | N | N |
| 9 | 322204 | 9022 | 9/22/04 | 450000 | 49223 | Y | N |
| 9 | 322204 | 9108 | 7/9/04 | 172000 | 9147 | Y | N |
| 9 | 769545 | 0040 | 6/23/04 | 211000 | 16500 | Y | N |
| 9 | 953660 | 0007 | 10/26/04 | 285000 | 8150 | Y | Y |
| 9 | 953660 | 0690 | 2/7/05 | 125000 | 14000 | Y | N |
| 10 | 292204 | 9094 | 8/4/05 | 107500 | 15600 | N | N |
| 10 | 292204 | 9101 | 7/16/03 | 77500 | 40880 | Y | N |
| 10 | 322204 | 9002 | 11/22/04 | 210000 | 21780 | Y | N |
| 10 | 322204 | 9009 | 10/15/04 | 450000 | 400316 | N | N |
| 10 | 322204 | 9012 | 7/23/03 | 310000 | 22688 | Y | N |
| 10 | 322204 | 9012 | 9/6/05 | 350000 | 22688 | Y | N |
| 10 | 322204 | 9060 | 12/1/04 | 175000 | 17848 | Y | N |
| 10 | 322204 | 9116 | 4/5/05 | 50000 | 16988 | Y | N |
| 10 | 322204 | 9153 | 11/20/04 | 220000 | 8276 | Y | N |
| 10 | 322204 | 9174 | 2/16/05 | 335000 | 30902 | Y | N |
| 10 | 322204 | 9189 | 8/22/05 | 400000 | 44261 | Y | N |
| 10 | 720300 | 0435 | 6/14/05 | 80000 | 8000 | N | N |
| 10 | 720420 | 0120 | 5/9/05 | 110000 | 77536 | Y | N |
| 10 | 720540 | 0211 | 11/14/03 | 71000 | 10550 | N | N |
| 10 | 953660 | 0450 | 4/27/05 | 145000 | 8100 | N | N |
| 10 | 953660 | 1545 | 2/25/05 | 110000 | 15465 | Y | N |
| 10 | 953660 | 1545 | 10/26/05 | 300000 | 15465 | Y | N |
| 11 | 052104 | 9039 | 7/26/04 | 450000 | 53143 | Y | N |
| 11 | 052104 | 9218 | 11/24/04 | 152000 | 11673 | Y | N |
| 11 | 119600 | 1285 | 9/28/05 | 75000 | 17000 | N | N |
| 11 | 119600 | 1580 | 8/22/03 | 140000 | 11900 | Y | N |
| 11 | 119600 | 3903 | 3/10/05 | 109950 | 19550 | N | N |
| 11 | 119600 | 4270 | 10/2/03 | 69500 | 16000 | Y | N |
| 11 | 515160 | 0310 | 3/17/04 | 60000 | 12360 | N | N |
| 11 | 515296 | 0780 | 3/26/05 | 159000 | 11875 | Y | N |
| 11 | 720510 | 0080 | 12/1/05 | 178000 | 12800 | Y | N |
| 11 | 720520 | 0050 | 8/23/05 | 162500 | 9900 | Y | N |
| 14 | 005070 | 0070 | 2/14/05 | 225000 | 15427 | Y | N |
| 14 | 112103 | 9009 | 6/3/05 | 94500 | 17400 | N | N |
| 14 | 112103 | 9031 | 2/9/05 | 425000 | 47044 | Y | Y |
| 14 | 195460 | 0160 | 7/26/05 | 120000 | 13950 | N | N |
| 14 | 195460 | 0165 | 7/27/05 | 120000 | 13950 | N | N |
| 14 | 321020 | 0040 | 1/21/05 | 175000 | 59677 | Y | N |
| 14 | 416660 | 0475 | 6/8/04 | 45000 | 10360 | N | N |
| 14 | 416660 | 0595 | 11/18/03 | 125000 | 43995 | Y | N |
| 14 | 416660 | 0595 | 9/27/04 | 200000 | 43995 | Y | N |

Vacant Sales Used in this Annual Update Analysis
Area 52

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 14 | 416660 | 0600 | 1/10/05 | 145000 | 44866 | N | N |
| 14 | 416660 | 0605 | 3/31/05 | 145000 | 46173 | N | N |
| 14 | 416660 | 0608 | 5/11/05 | 162000 | 45302 | N | N |
| 14 | 416660 | 0647 | 5/5/04 | 125000 | 29152 | N | N |
| 14 | 802952 | 0100 | 2/23/04 | 95000 | 19492 | Y | N |
| 14 | 889420 | 0160 | 5/6/05 | 230000 | 11299 | N | N |
| 14 | 889420 | 0200 | 12/23/04 | 290000 | 13684 | N | N |
| 14 | 889420 | 0280 | 3/30/05 | 260000 | 9669 | N | N |
| 14 | 893760 | 0150 | 5/3/04 | 147000 | 11872 | Y | N |

Vacant Sales Removed from this Annual Update Analysis
Area 52

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------------------|
| 9 | 172204 | 9143 | 7/8/03 | 235000 | DORRatio |
| 9 | 200900 | 1170 | 4/27/04 | 24000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 9 | 506840 | 0055 | 12/9/04 | 540000 | TEAR DOWN |
| 9 | 720360 | 1645 | 4/30/04 | 76000 | QUIT CLAIM DEED; |
| 9 | 953660 | 0320 | 7/21/04 | 2500 | DORRatio |
| 10 | 292204 | 9094 | 5/6/05 | 2000 | QUIT CLAIM DEED; |
| 10 | 322204 | 9009 | 9/1/05 | 900000 | MULTI-PARCEL SALE; |
| 10 | 720540 | 0011 | 6/3/03 | 42500 | DORRatio |
| 10 | 720540 | 0012 | 6/3/03 | 42500 | DORRatio |
| 10 | 720540 | 0013 | 6/3/03 | 42500 | DORRatio |
| 10 | 720540 | 0014 | 6/3/03 | 42500 | DORRatio |
| 10 | 953660 | 1570 | 12/7/05 | 4000 | DORRatio |
| 14 | 062104 | 9069 | 5/18/05 | 3000 | QUIT CLAIM DEED; |
| 14 | 112103 | 9037 | 11/12/04 | 5000 | QUIT CLAIM DEED; |
| 14 | 112103 | 9053 | 5/17/05 | 75000 | STATEMENT TO DOR; |
| 14 | 112103 | 9106 | 11/12/04 | 5000 | QUIT CLAIM DEED; |
| 14 | 119600 | 4383 | 7/30/03 | 81250 | QUIT CLAIM DEED; STATEMENT TO DOR; |
| 14 | 189890 | 0300 | 5/5/03 | 100228 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 14 | 416660 | 0355 | 8/27/03 | 135000 | QUIT CLAIM DEED; |
| 14 | 416660 | 0655 | 4/11/05 | 150000 | DORRatio |
| 14 | 889420 | 0180 | 1/24/05 | 180000 | DORRatio |
| 14 | 889420 | 0240 | 3/30/05 | 305000 | DORRatio |
| 14 | 889420 | 0240 | 10/27/05 | 383000 | DORRatio |



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr